TEMPLE WATERFRONT

Development Brief

ADOPTED
SUPPLEMENTARY PLANNING DOCUMENT

Medway
Renaissance

OCTOBER 2006

Medway
COUNCIL
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Temple Waterfront is a vibrant mixed use community which benefits from an unrivalled riverside setting with fine views to Rochester and connections to Strood. A high quality public realm incorporates parkland, squares, children's play areas; areas of nature conservation value enhance the site's setting alongside the River Medway. Temple Waterfront is a diverse community which includes a wide range of housing types and sizes, a varied mix of employment opportunities and supported by new local services and facilities. Temple Waterfront is a place for living, for working and for visiting.

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PART A: CONTEXT SETTING THE SCENE

Temple Waterfront viewed from Rochester Castle

1 INTRODUCTION

1.01 Temple Waterfront represents an important opportunity in Medway. It is a site occupying a prominent position on the banks of the river and has the potential to deliver residential and employment uses as well as presenting an important opportunity to unlock and improve areas of currently degraded open space. It forms an important part of the Medway Waterfront Renaissance Strategy and has the potential to deliver part of the green grid network of spaces. The constraints to delivery are generally well understood and believed to be resolvable, meaning that the site is capable of early delivery.

Purpose

1.02 This Development Brief has been produced by Medway Council in order to guide future development at Temple Waterfront. It allows the Council to explain its aspirations for the site and to set out its expectations for the content of development proposals. Through consultation, the Brief incorporates the views of the public, interest groups and statutory bodies and presents a balanced view of stakeholder interests. The Sustainability Appraisal process to which this Brief has already been subject will ensure that it achieves a balanced and sustainable form of development.

1.03 The Brief provides guidance to prospective developers to ensure that their proposals accord with the expectations of a full range of interests. The purpose of the Brief is therefore to ensure that where proposals for development are made, these can be prepared with an understanding of the key issues to be addressed, and the nature and form of development which is most likely to be acceptable, together with the aspirations which proposals are expected to achieve.

1.04 The main aims of the Brief are to:

- **promote the development of an important regeneration opportunity in line with the ambitions of the Strood Waterfront Action Area and Medway Waterfront Renaissance Strategy;**
- **ensure that development helps to integrate Strood Waterfront within the wider urban area;**
- **promote the protection of the site's ecological and open space functions through enhancement and better long term management;**
- **ensure that urban design, public space and architecture are of the highest quality; and**
- **set out guidance for the implementation of development.**

Scope

1.05 This Development Brief relates to land at Temple Waterfront as identified in **Figure 1**. The site falls within the Strood Waterfront Action Area, identified in the Medway Local Plan 2003. A full description of the site is given in Part B.

1.06 The Brief sets out both the physical and planning policy contexts for development based on assessments undertaken to date. However, further assessment will be required; in these circumstances, such assessments should be undertaken by prospective developers prior to submission of a planning application. The Brief therefore identifies the key physical and policy issues which applicants are expected to address.

1.07 The Brief also establishes six guiding principles for the site supported, where appropriate, by specific guidance and requirements. The principles and guidance establish a context for the expected form, character and visual quality of development as well as land use in terms of location, quantum and type. Applicants will be expected to demonstrate how they have addressed the principles in preparing their proposals.

1.08 The Brief also includes guidance relating to implementation. This guidance allows applicants to understand the Council's expectations in relation to the form and content of an application for development at Temple Waterfront, including expectations with respect to planning obligations.

Status

1.09 This Brief has been adopted by Medway Council as a Supplementary Planning Document. It has been prepared for the council by David Lock Associates with the assistance of the Council's officers.

1.10 This Brief has been adopted following public and statutory consultation and has been subject to Sustainability Appraisal and Strategic Environmental Assessment. The guidance in this Brief is supplementary to the policies contained in the adopted Medway Local Plan which are 'saved' under the provisions of the Planning and Compulsory Purchase Act 2004. Details of these arrangements are set out in Section 3.0 of this Brief.

1.11 The adopted Temple Waterfront Development Brief is a material consideration in the determination of any planning application or applications for land at Temple Waterfront.

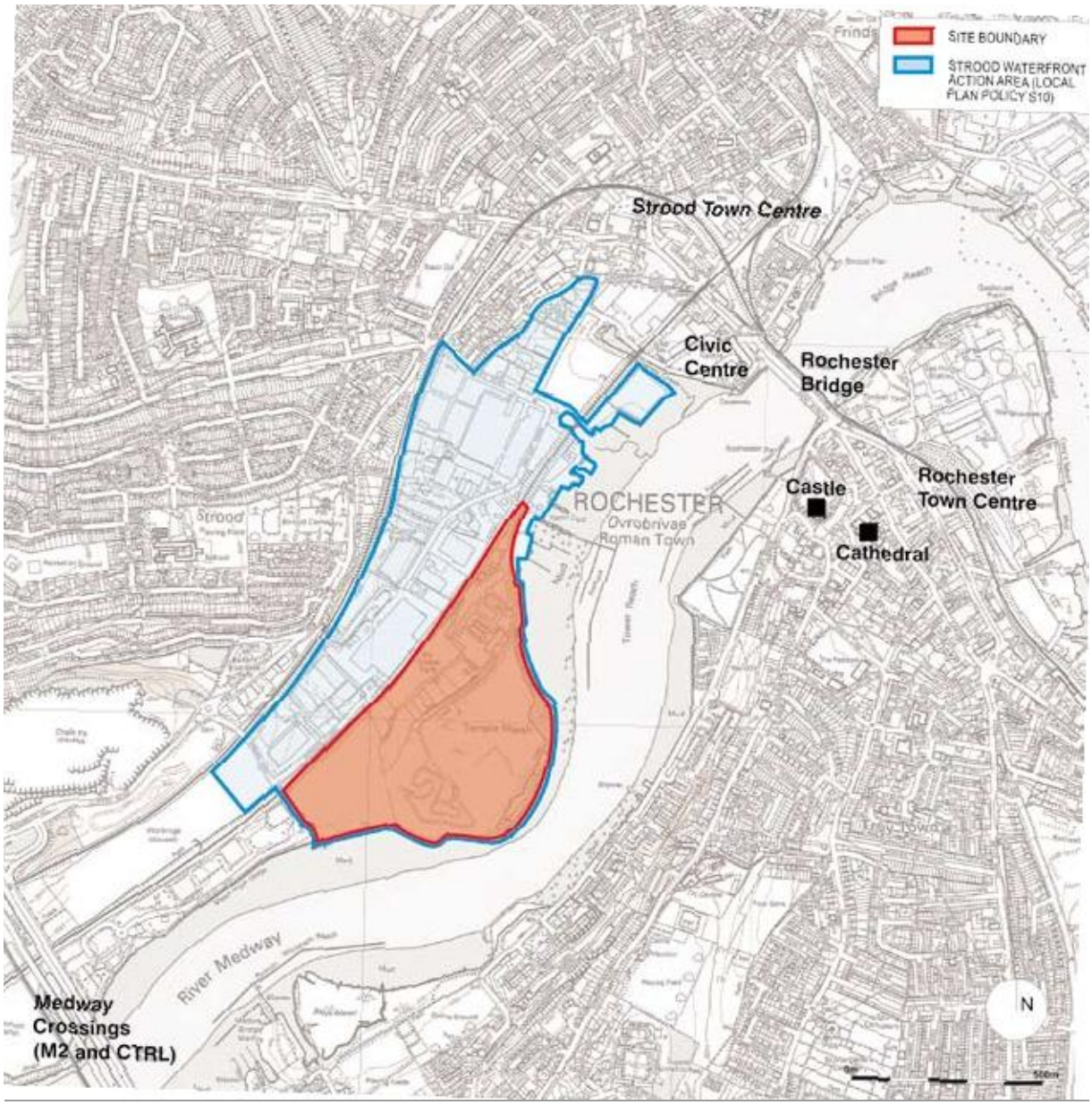


Figure 1. Site Location

Consultation

1.12 The Adopted Temple Waterfront Development Brief has been prepared with the help of a range of individuals and organisations including statutory and non-statutory bodies. It has also been prepared in consultation with the site's landowners. A full list of organisations consulted prior to public consultation on the Brief is included at Appendix A.

1.13 Three workshops were held to inform the preparation of the Public Consultation Draft Development Brief. The first, in early February 2005, was held with officers of Medway Council. The second, in late March 2005, was held with a range of stakeholders including officers from the Council, statutory agencies and local interest groups. The third workshop, in November 2005, was held with Council officers and specific interest groups in relation to the approach to open space and ecological areas.

1.14 The first workshop was designed to understand officers' perspective of key issues which might influence the approach to development of the Temple Waterfront site. Views were sought on the basis of four main themes – environment, transport, social and community, and design. Clear messages emerged from the workshop, which can be broadly summarised under four headings:

- **Isolation: the site is relatively isolated in physical terms from other residential areas and from social and community infrastructure. Notwithstanding this, the site is visually prominent from a number of perspectives.**

- **Making Connections: development will need to take account of the relative isolation of the site in forging new physical, social and cultural connections – it must consider the impacts and influences of development proposals nearby and take account of existing and proposed social and physical infrastructure.**

- **The Character of the Site: in its current condition, the site is dominated in physical terms by the Temple Marsh open space, but in terms of its character by the industrial operations undertaken at the Morgan Timber yard and on land extending through to the former cement works. For the most part, the site is characteristic of an urban fringe location.**

- **The Character of Development: proposals for development will need to establish a strong positive character for the site – this should maximise the opportunities that presently exist. There was a strong feeling that the Temple Marsh open space could be used as a strong defining character of the development.**

1.15 The second workshop was held with a range of stakeholders, including representatives of some of the key statutory agencies, local interest groups and other stakeholder interests. The workshop was designed to identify key development principles as well as to inform the setting of assessment objectives for the Strategic Environmental Assessment and Sustainability Appraisal of the Development Brief. Again, the workshop was organised according to main themes, these being: transport and infrastructure; social, economic and business; environment; and, design. A number of clear messages emerged from the workshop, notably:

- **the need to design from the outset for sustainability, accessibility and to design-out crime;**
- **the need to deliver a mixed community (including mixes of both residential and employment uses) well served by social and community facilities (though these should complement facilities available nearby, and vice versa);**
- **to need to take full account of the range of influences on development, including flood risk, contamination, ecological considerations and air quality impacts, as well as noise impacts and influences;**
- **to need to consider the design of development in terms of its inter-relationship with the surrounding area, including strategic and local views; and**
- **the potential for Temple Waterfront to become a destination in its own right.**

1.16 The third workshop was specifically targeted at understanding the current value of the Temple Marsh area of open space and ecologically sensitive land adjoining it and to establish clear aspirations for its future. Clear messages emerged regarding the need to maintain the character of the open space as a natural recreational resource, and for the ecological benefits of the site to be maximised.

1.17 The draft Brief was subject to public consultation between 15 May 2006 and 26 June 2006 including public exhibitions, newsletters and press information. The responses to the consultation process from the public and statutory agencies, together with the proposed changes to the Brief arising from those comments, were reported to Medway Council Cabinet on 18 July and 26 September 2006. Members resolved that, subject to amendments, a final version of the Brief should be adopted as Council policy.

Sustainability Assessment

1.18 The Planning and Compulsory Purchase Act 2004 makes Sustainability Appraisal (SA) a mandatory component of the production of Supplementary Planning Documents. In addition, *European Directive 2001/42/EC 'On the assessment of the effects of certain plans and programmes on the environment',* transposed into domestic legislation by *The Environmental Assessment of Plans and Programmes Regulations 2004* (SI 2004 No 1633), defines plans and programmes which require Strategic Environmental Assessment (SEA).

1.19 Whilst the requirements to carry out SA and SEA are distinct from one another, the requirements for each can be satisfied through a single appraisal approach which includes social and economic as well as environmental issues.

1.20 A Scoping Report was produced in August 2005 to identify the key sustainability effects of development at Temple Waterfront and to provide a framework for appraisal of different options for development. This was subject to consultation with statutory agencies including English Nature, English Heritage, the Environment Agency and the Countryside Agency. Mitigation opportunities were identified early in the process setting out the plan, policies and programme targets and proposed specific actions. These actions underpin the guidance set out in this Brief.

1.21 For the purposes of Sustainability Appraisal, three alternative land use options were developed. These were intended to provide a means of comparatively testing alternative approaches to development in order to identify a preferred option in terms of sustainability. Options were tested against indicators agreed with statutory agencies through the Scoping process; this Options Appraisal is documented in the SA Report. The conclusions of the Options Appraisal have been used to develop the Guiding Principles set out in this Development Brief.

1.22 A full Sustainability Appraisal Report of the draft SPD was published in parallel with the Public Consultation Draft Brief and was subject to statutory consultation procedures in accordance with Regulatory requirements. The Final SA Report of the Temple Waterfront Development Brief meets both SA and SEA requirements and has been carried out in accordance with current government guidance.

2 THE SITE AND ITS CONTEXT

2.01 This Section sets out a brief description of the site and its context. Fuller details of the influences on development are set out in Part B.

Temple Waterfront viewed from the north

Context

2.02 Located on the western bank of the Medway, Temple Waterfront benefits from an outlook across the River Medway to Rochester and Strood to the north, and to the motorway and railway crossings to the south. The site is visible from a number of viewpoints, including the M2, the Esplanade, the Civic Centre and Rochester.

2.03 The local context is shown in **Figure 2**. The site is bounded to the south west by Roman Way, which provides access not only to the site itself but also to relatively recent development at Medway Valley leisure park. The north western boundary is formed by the Medway Valley railway line. The eastern and southern boundaries of the site are formed by the Medway River. Temple Manor, the Grade 1 Listed Building and Scheduled Ancient Monument after which Temple Waterfront has been named, lies to the north of the site on the western side of the Medway Valley railway line.

2.04 The Medway Valley leisure park is located south west of the site and comprises a range of uses including nightclub, cinema, health club, bars and restaurants. Employment uses to the north and north west of the site include a brewery distribution depot, light industry including manufacturing and storage and distribution.

2.05 To the north east of the site there are a range of existing uses associated with the River. These include boatyards and moorings for the Strood Yacht Club.

Figure 2. Local Context

The Site

2.06 The site is around 28 hectares (69 acres) in size and comprises three distinct parts – the former Martin Earle's cement works, the Temple Marsh open space, and the Morgan Timber yard and waste / recycling uses, as shown in **Figure 3**.

2.07 The former Martin Earle's cement works, known locally as Wickham Cement Factory, is located at the south western end of the site adjoining Roman Way and comprises cleared industrial land and spoil heaps. This area is owned by Blue Circle Developments Ltd.

2.08 The Temple Marsh open space is owned by Medway Council but is not promoted or managed as open space. The space comprises both open recreational spaces and scrub. Part of the site is a Site of Nature Conservation Interest and borders the River Medway, as shown in **Figure 16**. The site supports valuable wildlife associated with the remnants of brownfield industrial uses.

2.09 The remaining part of the site comprises the Morgan Timber yard and a range of other open industrial uses of a temporary nature including skip hire, waste and construction materials storage and distribution.

2.10 Although broadly flat, there are some areas of significant topographical variation within the site, including existing spoil heaps. The Temple Marsh area, together with the majority of the timber yard, are broadly level. There is a drop in level from the main site to the saltmarsh which forms an inter-tidal habitat to the River. The southern part of the site is visually dominated by the embankments on which Roman Way and the railway sit.

2.11 The site is accessed from five points. From the south west, Roman Way provides the main connection from the site to the A228 and M2. At a lower level the waterfront promenade from the Medway Valley leisure park provides a pedestrian and cycle connection along the river. From the north, Walnut Tree Bridge beneath the Medway Valley railway line provides limited vehicle access from Knight Road to the Strood Yacht Club, Morgan Timber and the Temple Marsh open space. Access is also achieved from the west under the railway in two places by underpasses: the Wickham Arch at Norman Close and the other to the Morgan Timber yard.

Figure 3. The Site

The site of the former Martin Earle's cement works

PART B: PARAMETERS

Mixed use local centre

3 POLICY AND GUIDANCE

3.01 The way in which land is identified and permitted for development is managed by a hierarchy of planning policy and guidance. Strategic policy is applied at the national and regional scale, whilst local policy is applied at a district level applying national and regional policy in a local context. Relevant guidance at the national, regional and local level is summarised in this section.

3.02 In 2004, the Planning and Compulsory Purchase Act was passed. The previous hierarchy of documents which included Local Plans was replaced by a new structure comprising Regional Spatial Strategies ('RSS') and Local Development Frameworks ('LDF'). Policy set out in existing adopted policy documents, such as the Kent and Medway Structure Plan (adopted in 2006) will continue to be the main policy context until new documents are adopted and take their place.

3.03 At the time of producing this Brief, Planning Policy Guidance Notes, prepared by the Government and applying to the whole of England, are being replaced by a series of Planning Policy Statements (PPS). This Brief makes reference to final guidance published to date. Proposals for development will need to accord with any new Planning Policy Statements subsequently published by the Government.

3.04 Policies contained in the existing Local Plan will be 'saved' for a period of three years from commencement of the new Planning Act, meaning that they will continue to retain development plan status. A new LDF for Medway is currently being prepared which will maintain broadly the same policy position with regards to the Temple Waterfront Area. Because of the continuity in policy, it is appropriate that this Brief was prepared in parallel with the emerging LDF and has received approval in advance of the completion of the LDF process. The Brief is adopted as supplementary policy to the 'saved' policies of the current Local Plan and under new planning terminology, is adopted as a Supplementary Planning Document (SPD).

National Planning Policy

3.05 National planning policy is set out in a series of planning notes – either as Planning Policy Guidance Notes (PPGs) or, for those published since October 2003, as Planning Policy Statement (PPSs). In addition, other strategies have been published by the Government setting out their planning policy priorities for delivering sustainable communities.

3.06 The Government's *Sustainable Communities Plan* was published in February 2003 and established a key planning policy context for regeneration. It aims to tackle housing supply issues in the South East and the quality of public spaces.

3.07 The Plan places an emphasis on using land more effectively with clear priority afforded to the delivery of new housing on previously developed land. In re-confirming the pivotal role established for the Thames Gateway, the Communities Plan emphasises the national significance of the opportunity to regenerate existing deprived communities, to make use of large concentrations of brownfield sites and to benefit from a strategic location on major transport links to the continent and close to London. Temple Waterfront's important location within the Thames Gateway is illustrated in **Figure 4**.

Figure 4. Medway in the Thames Gateway

3.08 The aspirations of the Communities Plan are being continually reinforced by emerging policy guidance including that in *PPS 1: Delivering Sustainable Development*, published in February 2005. The Statement sets out the Government's approach to the new planning system, aimed at facilitating and promoting sustainable and inclusive patterns of urban and rural development. Policy sets out that this should be achieved by:

- **making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;**
- **contributing to sustainable economic development;**
- **protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;**
- **ensuring high quality development through good and inclusive design, and the efficient use of resources; and**
- **ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.**

3.09 Guidance set out in *PPG3: Housing*, published in March 2000, sets out general principles about the approach to be taken in planning new residential development. Policy emphases on making the best use of land by increasing development densities, locating development so as to minimise the need to travel, and co-locating uses to create sustainable development forms are emphasised and remain cornerstones of government planning policy. This guidance is to be superseded by a new PPS3, expected to be published in final form in late 2006, and containing updated guidance in relation to development densities and the delivery of affordable housing and a choice of housing types.

3.10 Other relevant planning guidance is set out in *PPG13: Transport*, published in March 2001, which emphasises the need to encourage sustainable patterns of movement and to reduce the need to travel, particularly by car. *PPG17: Planning for open space, sport and recreation*, published in July 2002, provides guidance on the assessment of local needs and the need to maintain an adequate supply of open space and recreation provision, together with guidance on the planning of new open space and recreational facilities. *PPS9: Biodiversity*, published in August 2005, provides guidance in relation to the ambition to maintain, enhance, restore or add to biodiversity and geological conservation interests. Guidance emphasises that appropriate weight should be attached to designated sites of international, national and local importance, to protected species, and to biodiversity and geological interests within the wider environment.

3.11 PPG25: Development and Flood Risk, published in July 2001 but soon to be replaced by PPS25 sets out guidance in relation to assessing flood risk, the development of previously-developed land and to managing and mitigating potential flood issues. PPS23: Planning for Pollution Control, published in November 2004 sets out guidance in relation to the consideration of the potential for pollution of air, water and land and the need to adopt the precautionary principle under these circumstances.

Regional Planning Policy

3.12 Adopted regional planning guidance relevant to Temple Waterfront is set out in *RPG9: Regional Planning Guidance for the South East*, published in July 2004, and *RPG9a: The Thames Gateway Planning Framework*, published in 1995.

3.13 Extant RPG9 provides important guidance relating to the importance of regeneration in the Thames Gateway and opportunities for a sub-regional green grid. Policy echoes that set out in RPG9a, which although pre-dating initiatives such as the *Communities Plan*, remains a relevant policy document.

3.14 *The South East Plan*, which replaces RPG9 as the Regional Spatial Strategy for the region, was submitted to govenment at the end of March 2006. The plan comprises a regional strategy and region-wide policy, as well as setting out strategies for the 9 sub-regions across the South East. Following examination, the *South East Plan* will be adopted as regional planning policy.

The Development Plan

3.15 The Development Plan currently comprises the Kent and Medway Structure Plan and Medway Local Plan. The Kent and Medway Structure Plan, following revisions, was adopted in July 2006. The Medway Local Plan was adopted in May 2003. As part of the revised planning system, a new Medway Local Development Framework is being prepared.

The Adopted Kent and Medway Structure Plan

3.16 The review of the Kent Structure Plan commenced in September 2003. The new Kent and Medway Structure Plan was adopted in July 2006.

3.17 The overall priority of the Structure Plan is that of conserving and enhancing Kent's environment and ensuring a sustainable pattern of development. This encompasses making use of previously developed land and reducing the need to travel. As part of this, policy on the location of new development in Medway focuses upon the Medway Waterfront, including sites at Strood. In setting out policy on the form of development, the Structure Plan emphasises the need for high quality mixed use development and recognises the need for strategies to be drawn up to ensure effective environmental management and high quality design of urban fringe areas.

The Medway Local Plan

3.18 The Medway Local Plan sets out the strategy, objectives and detailed policy for guiding development in Medway. The overarching development strategy for the plan area is re-investment in the urban fabric. This includes the redevelopment and recycling of under-used and derelict land within the urban area, with a focus on the Medway riverside areas, plus Chatham, Gillingham, Strood, Rochester and Rainham town centres (Policy S1).

3.19 The implementation of this development strategy is guided by, and focused on, a number of principles set out in Policy S2:

- **maintaining and improving environmental quality and design standards;**
- **a sustainable approach to the location and mix of new development (to support local communities and transport measures to serve development);**
- **sensitivity in the use of energy and natural resources; and**
- **the adoption of a sequential approach to the location of development likely to attract significant levels of people or traffic, including retailing, leisure, educational and health uses.**

3.20 Key policies relating to development at Temple Waterfront are set out below. Applicants proposing development at Temple Waterfront will be expected to demonstrate how their proposals relate to policy set out in the Local Plan, as well as conform with national and regional planning guidance. **Figure 5** provides an extract from the Local Plan proposals map and shows the relevant site specific policies affecting the site.

3.21 Temple Waterfront falls within the area defined by Policy S10 as the Strood Waterfront Action Area. Action Areas were originally identified in policy for comprehensive treatment by development, redevelopment or improvement.

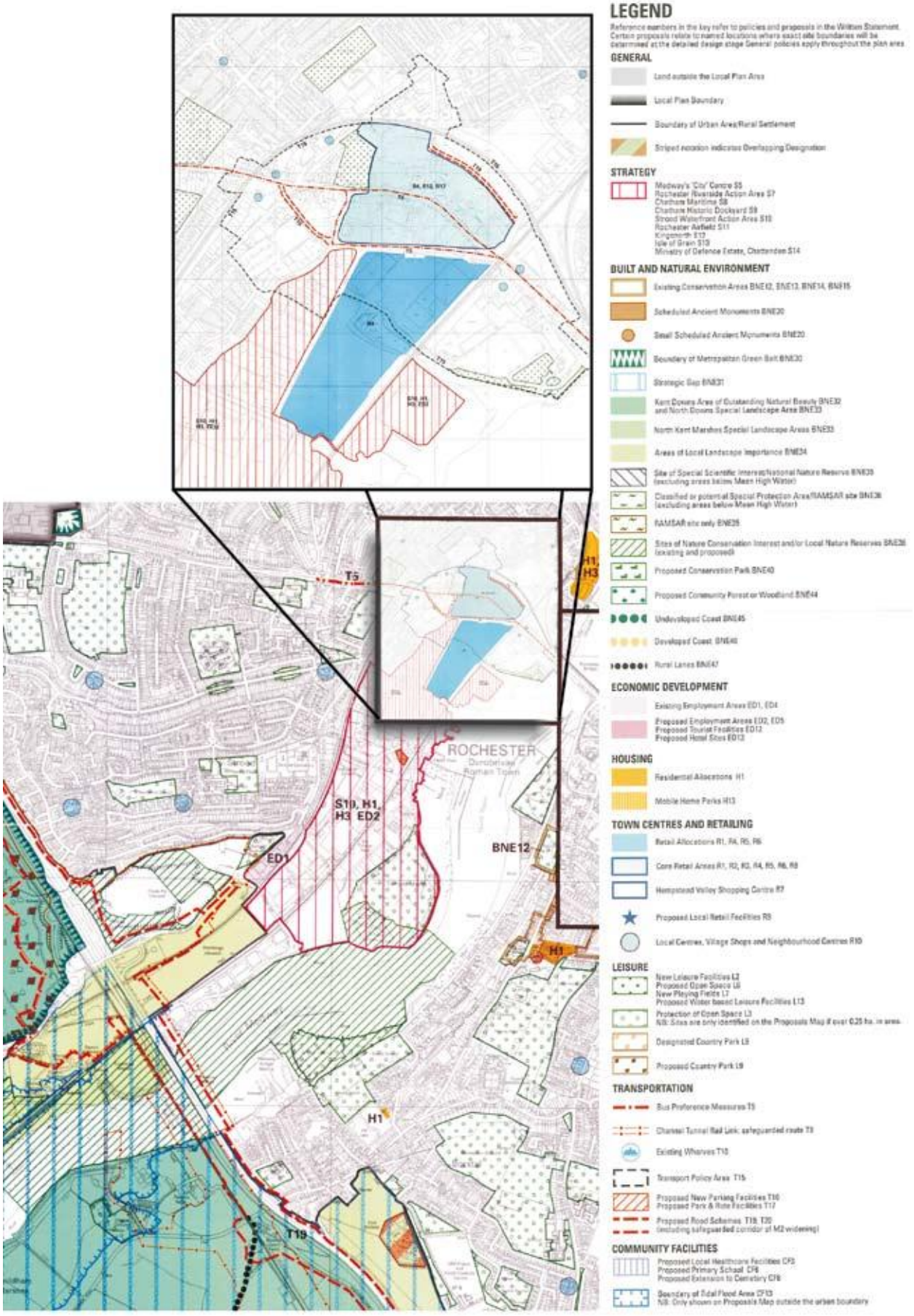


Figure 5. Extract from the adopted Medway Local Plan

3.22 Policy S10 states:

"The regeneration of this area will be sought … in accordance with a development brief approved by the council. Features which the Action Area is expected to provide include:

- **The development of approximately 100 dwellings by 2006, including affordable housing.**
- **The provision of a riverside walk with a soft river edge where appropriate to the circumstances.**
- **A possible alternative route for the A228, avoiding Darnley Arch.**
- **Improved vehicular circulation south of Strood town centre.**
- **A new station on the Medway Valley railway line.**
- **The creation of an appropriate setting for the listed Temple Manor.**
- **The construction of appropriate community facilities and improved access to the Temple Marsh public open space.**
- **Appropriate employment uses falling within use Classes B1, B2 and B8.**
- **Other uses appropriate to the location…"**

Principles for new development proposals are also set out. These state that:

"All new development will be expected to comply with the following principles:

- **comprehensive redevelopment to maximise the potential for securing the regeneration of the whole Action Area and its vicinity;**
- **a high standard of urban design and landscaping, establishing it as a new quarter of the urban area;**
- **high quality mixed developments, appropriate to the location of this area close to both the riverside and opposite historic Rochester;**

- **the provision of good public transport, pedestrian and cycle links within the site and to Strood town centre and to the wider public transport network, including Strood railway station."**

3.23 Policy S10 also sets out the requirement for ecological and hydrological appraisals to be undertaken.

3.24 Reference is also made in Policy S10 to the potential for regional-scale stadium uses to be accommodated on the site. Previous development proposals for such uses have not been successfully advanced because of a range of constraining issues including transport and accessibility. It is considered appropriate that this Development Brief should promote finer grain development comprising residential and employment uses in order to reflect a deliverable proposal for the site.

3.25 Other site specific policy is set out in relation to Temple Marsh which is designated as a protected open space. Policy L3 states that:

"Development which would involve the loss of existing formal open space, informal open space, allotments or amenity land will not be permitted unless:

(i) sports and recreation facilities can best be implemented, or retained and enhanced through redevelopment of a small part of the site; or

(ii) alternative open space provision can be made within the same catchment area and is acceptable in terms of amenity value; or

(iii) in the case of outdoor sports and children's play space provision, there is an excess of such provision in the area (measured against the NPFA standard of 2.4 hectares per 1,000 population) and such open space neither contributes to, nor has the potential to contribute to, informal leisure, open space or local environmental amenity provision; or

(iv) in the case of educational establishments, the development is required for educational purposes and adequate areas for outdoor sports can be retained or provided elsewhere within the vicinity; or

(v) the site is allocated for other development in the local plan."

3.26 Policy BNE36 relates to designated sites of nature conservation, including the SNCI which falls within the site:

"Strategic and Local Nature Conservation Sites, as defined on the proposals map, will be given long-term protection:

(i) Sites of Nature Conservation Interest
(ii) Designated and proposed Local Nature Reserves.

Development that would materially harm, directly or indirectly, the scientific or wildlife interest of these sites will not be permitted unless the development is connected with, or necessary to, the management of the site's wildlife interest.

Development for which there is an overriding need will exceptionally be permitted if no reasonable alternative site is (or is likely to be) available. The overriding need will be judged against the strategic and/or local importance of the affected nature conservation designation. In such exceptional circumstances, the detrimental impact upon the scientific or wildlife interest should be minimised and appropriate compensatory measures will be required."

3.27 Policy is also set out in the Local Plan for development relating to the river Medway. Policy S3 states that:

"Proposals which are consistent with nature conservation, landscape and hydrological policies and which have no adverse impact upon coastal archaeology will be permitted that develop the River Medway for:

(i) public access along the riverbank through the construction of riverside walks and cycle-ways;

(ii) use as a transportation corridor, both for freight and passengers;

(iii) appropriate commercial, tourism and leisure development along the river's edge of a high quality design;

(iv) recreational and tourism purposes.

The inter-tidal habitats of the Medway are an important natural resource. Where any proposed development would affect the inter-tidal habitats, an assessment of its impact will be required. Where development is proposed that will result in any loss of inter-tidal habitats, proposals must include compensatory inter-tidal habitats sufficient to mitigate any loss."

3.28 Policy relating to employment uses within Action Areas is set out in Policy ED2. Policy relevant to the Strood Action Area states:

"Development will be permitted for:

…

(iii) Business Use (B1), general industry (Class B2) and storage and distribution uses (Class B8) within the Strood Waterfront Action Area.

The location and extent of development will be determined in the development briefs to be approved by the council for each Action Area.

Development in advance of the preparation of the briefs will be permitted providing the comprehensive development of each area would not be compromised."

3.29 Applicants will be expected to consider and respond to other Local Plan policy relevant to their proposals. Such policies include but are not limited to:

- Policy S6 in relation to securing planning obligations;
- Policy BNE1 and BNE6 relating to design and the natural environment;
- Policy BNE2 relating to amenity, including air quality;
- Policy BNE3 relating to noise issues;
- Policy BNE8 relating to planning out crime;
- Policy BNE23 relating to development of contaminated land;
- Policy BNE24 relating to air quality;
- Policy BNE27 relating to wildlife habitats;
- Policy BNE38 relating to wildlife corridors;
- Policy BNE39 relating to protected species;
- Policy H1 relating to new residential development;
- Policy H3 relating to the provision of affordable housing;
- Policy H5 relating to residential densities;
- Policy H10 relating to housing mix;
- Policy R9 relating to local retail provision;
- Policy L3 relating to the protection of open space from loss;
- Policy L4 relating to the provision of open space in new development;
- Policy L11 relating to riverside access;
- Policies T1 to T6 relating to transport;
- Policy T9 relating to river buses and piers;
- Policies T11 and T12 relating to traffic improvements and traffic management;
- Policy T13 relating to parking standards for new development;
- Policy T14 relating to travel plans; and
- Policy CF13 relating to tidal flood areas.

3.30 Relevant policies contained within emerging or adopted Development Plan Documents, as part of the LDF, should also be considered by applicants.

Other Planning and Design Guidance and Strategies

3.31 Other planning and design strategies and guidance supplement policies set out in national, regional and local guidance. Whilst these documents do not have the same formal status as other documents, they can provide useful practical advice to applicants and should be used to inform applicants' proposal.

3.32 Published in 2004, the *Medway Waterfront Renaissance Strategy* sets out a development strategy for the Medway Waterfront for the next 20 years. The Strategy encompasses 14 redevelopment sites along 11km of the River Medway, from Strood to Gillingham, including Chatham Waterfront and Chatham town centre. The Strategy's ambition is to create a series of urban quarters, each different but combining to create a new linear waterside city. The relationship of Strood Waterfront, within which Temple Waterfront sits, to the other Strategy sites is shown in **Figure 6**.

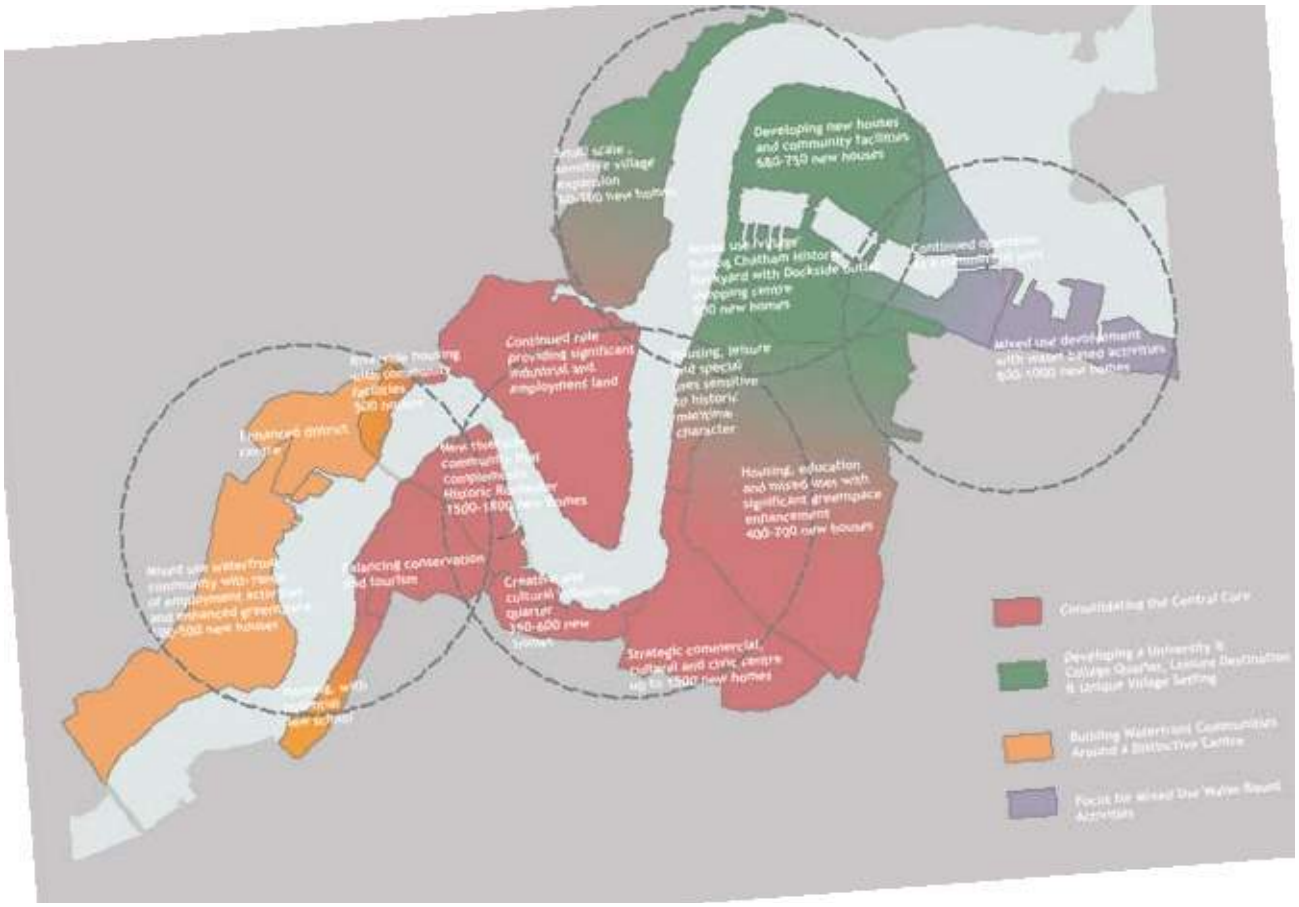

Developing new houses and community facilities
680-750 new houses
Continued role providing significant industrial and employment land
Housing, education and mixed uses with significant greenspace enhancement
400-700 new houses
Strategic commercial, cultural and civic centre
up to 1500 new homes
Mixed use development with water based activities
Consolidating the Central Core
Developing a University & College Quarter, Leisure Destination & Unique Village Setting
Building Waterfront Communities Around a Distinctive Centre
Focus for mixed use Water Based Activities

Figure 6. Medway Waterfront Renaissance Strategy

3.33 The Strategy sets out six themes which should be common to all areas and which act to reinforce links along the River. These themes are:

- **quality and design;**
- **sense of place;**
- **the river;**
- **economy and learning;**
- **housing and community; and**
- **transport.**

3.34 The Strood Waterfront area, which includes Temple Waterfront, is identified as a location which can deliver *"a mixed use waterfront community with a range of employment activities and enhanced greenspace"*. Proposed uses for the Strood Waterfront area, include:

- **housing (including affordable housing);**
- **light and general industrial and warehousing;**
- **community facilities;**
- **open space;**
- **sports facilities; and**
- **a possible new station at Temple Marsh.**

3.35 The approach taken in the Waterfront Renaissance Strategy echoes that set out in the adopted Medway Local Plan.

3.36 *The Kent design guide,* published in 2006 to replace the previous version, sets out to promote a common design approach to the main principles which underpin local planning authorities' criteria for assessing planning applications. It aims to encourage well considered and contextually sympathetic schemes which will create places where people choose to live, work and enjoy life. The guide includes advice on how design objectives might be applied at a local level in a manner that maintains Kent's unique and distinctive character and heritage.

3.37 The SEEDA Sustainability Checklist is a means of enabling local authorities and developers to implement sustainability at a development level in a considered and practical way, using a common framework. The Checklist (not yet adopted by the council) works by considering positive measures that can be taken to reduce environmental impact or enhance environmental, social and economic benefits, and encourages good practice through a scoring system.

3.38 In assessing the sustainability of new residential and commercial developments, the EcoHomes and BREEAM standards currently provide the most recognised methods of rating new development. Emerging guidance from the ODPM *(Proposals for introducing a Code for Sustainable Homes,* December 2005) may complement or supersede these assessment methods. Applicants should be familiar with these approaches and will be expected to conform with applicable assessment methods.

3.39 Other relevant planning guidance should be taken into account in preparing proposals for development at Temple Waterfront. Planning guidance has been prepared by Medway Council in relation to Building Heights and has been adopted as a Supplementary Planning Document. Applicants will be expected to demonstrate how they have understood and interpreted this guidance.

3.40 Where relevant strategies exist, these should also be taken into account in formulating development proposals. The *Medway Open Space, Wildlife and Countryside Strategy* is currently in preparation. The strategy will provide an audit of natural and recreational open space in Medway and will set out aims and objectives for delivering an integrated and effective open space network. Applicants will be expected to reflect the aims and objectives of the adopted strategy in their proposals.

4 INFLUENCES ON DEVELOPMENT

4.01 This Development Brief has been informed by technical background work undertaken by Peter Brett Associates on behalf of Medway Council and Blue Circle Developments Ltd, a wholly owned subsidiary of Lafarge SA. This information should not be relied upon by applicants for their submissions; rather, it is recommended that applicants undertake all necessary site investigations in support of their proposals. Further guidance on these requirements is set out in Part E.

4.02 The following sections outline the main parameters relevant to development of the site.

Historic Evolution and Character

History and Character

4.03 Evidence suggests that during the medieval period, the site comprised a strip of dry arable farmland along the western margin of the current Temple Waterfront site, with an area of seasonal grazing pasture to the east (where Temple Marsh currently lies). The original river wall which bounded Temple Marsh is believed to date from this period. The 1769 Andrews and Drury map of the area, one of the earliest useable maps of the Medway Valley, shows a farm within an open, rural, riverside landscape.

4.04 In 1856 the Maidstone to Strood railway line was constructed, now forming the eastern boundary to the site. During this time, brickearth began to be extracted for local brick-making. The southern part of the site was developed in 1881 as part of the Wickham Cement Works, subsequently taken over by Martin Earl & Co in 1896. The 1891 to 1895 series Ordnance Survey plan, shown in **Figure 7**, illustrates areas of brickearth extraction both in the northern and southern parts of the current site. Since this time, these areas of the site have almost continually been used for extraction or industrial proposes.

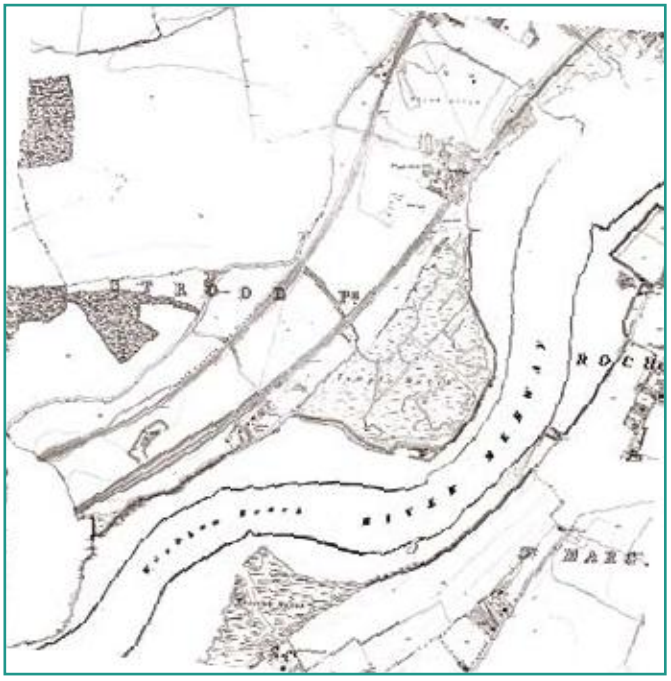


Figure 7 - Historical mapping (c. 1891-1895)

4.05 The cement works were further extended in 1897, involving the reclamation of a section of the Medway foreshore for an extended wharf and the construction of new kilns and plant. To the north, the Wickham Engineering Works opened in 1899 producing rotary kilns for the cement works. A total of 17 kilns were built, installed and maintained by the engineering works. By 1938 the engineering works had been demolished and parts of the cement works were reconfigured. Saw mills were established at the northern end of the site, together with tennis courts and sports ground laid out on a terrace above Temple Marsh, as shown in **Figure 8**.

Figure 8 - Historical mapping (c. 1922-1940)

4.06 During the early years of World War II the Medway formed a strategic military 'stop line' and there is evidence of several anti-tank obstacles recorded in the locality. A pill box remains on the site and although not listed, remains an important historical feature. The cement industry continued until 1959 when the works closed, to be reopened later to be served by road rather than river transport, as shown in **Figure 9**.

Figure 9 - Historical mapping (c. 1954-1966)

4.07 The cement works were finally closed in 1970. During this period further land within the site was reclaimed for landfill, particularly in the Temple Marsh area. Landfilling at Temple Marsh continued throughout the 1970s. By 1985 the cement works had been demolished and the landfill site had been closed and grassed over. Timber storage and timber works continued in operation on the site, together with other uses such as scrap yards and vehicle repair activities and this area has remained in similar uses until the present day.

Cultural Heritage

4.08 The most significant heritage issue associated with the site is the need to consider the setting of Rochester Castle, a Scheduled Ancient Monument. The Castle is known as one of the best preserved and finest examples of Norman architecture in England. The setting of the Castle is particularly complex, involving long and short distance views that incorporate urban areas and countryside against the tidal Medway in the foreground. Further appraisal of the influence of the Castle on townscape character is set out later in this section.

4.09 Temple Manor, a Grade 1 Listed Building and Scheduled Ancient Monument owned by Medway Council is located to the north of the site beyond the Medway Valley railway line as shown in **Figure 14**. It is located at one of the northern vehicular and pedestrian accesses to the site. The surviving Manor is a 13th century house of the Knights Templar with added 17th century brick extensions, and is part of an earlier complex that had stables, kitchens and barns. The Manor's original purpose was to provide lodgings and fresh horses for members of this Order on their way to and from the Crusades. It is a significant building which could have a beneficial community, leisure and tourism use. Some interpretation of the local history of the area is provided at the Manor, although there is a need for improvements to signage and the setting to improve the visitor experience.

4.10 The Manor sits within an area dominated by industrial uses and because of its proximity to the Medway Valley railway line embankment to the east is not visible from the Temple Waterfront site. The Manor and its grounds can only be seen from Knight Road west of the railway bridge before reaching the northern end of the site.

Existing Land Use, Site Ownership and Context

Land Use and Ownership

4.11 The site falls into five main land use areas. These are shown in **Figure 11** and comprise:

- **the former cement works;**
- **the Morgan Timber yard;**
- **other land used for waste and materials handling;**
- **the Temple Marsh open space and former landfill, with landscape areas giving frontage to the river Medway;**
- **land associated with a former karting track.**

Figure 11. Existing Land use

4.12 The former cement works area is located at the south western end of the site adjoining Roman Way. This area is owned by Blue Circle Developments Ltd and predominantly comprises land cleared of buildings, with the exception of the recent construction of a foul water vacuum pumping station to serve the adjacent Medway Valley leisure park. A number of chalk spoil heaps are located within this area, with the remainder of the former cement works being largely flat despoiled ground. Pioneer plant species have become established in this area.

4.13 The Morgan Timber yard is located at the northern end of the site, to the west of the access road serving Temple Marsh and other operations within the site. Timber operations of one form or another have been ongoing at the site for around a century. The timber yard accommodates a range of timber processing functions including storage and milling, sales and administration. A number of buildings are located on site alongside open storage areas. The buildings vary in size and condition, with a number now in disuse.

4.14 To the south of the timber yard is an area which accommodates a range of other industrial uses. These operate on a tenancy basis with the land remaining in the ownership of Morgan & Company (owners of Morgan Timber). Operations include skip hire, scrap metal recovery and the open storage of construction materials.

4.15 The Temple Marsh open space is owned by Medway Council and in part is formed by a closed landfill site. Limited informal access to the open space is provided by a path leading from the northern access road from Knight Road. No formal parking is provided to serve the open space.

4.16 The recreational space comprises open grassland previously used as a formal football pitch. The open space appears to be little used by the general public, although there is evidence of its use by 'scrambling' motorcycles.

4.17 The open space is bounded on all sides by areas of overgrown landscape. To the east, a mature landscape of standard trees provides an edge to the Medway River frontage. This landscape belt comprises planted tree species and overgrown natural landscape. Although it is evident that historic investment has been made to the public realm in this area, ongoing management has not been maintained.

4.18 To the west of the open space lies a further area of landscape buffer, between the open space and the continuation of the access road from Knight Road. A line of mature Poplar trees marks the extent of Medway Council's landownership, with substantial overgrown areas of scrub supplementing this edge. An area previously used as a car park for the open space has become completely overgrown, as has the access to it.

4.19 The former karting track, located to the south of the open space at Temple Marsh, also falls within Medway Council's ownership. The former track is largely inaccessible and substantially overgrown by shrubby plants supporting birds of conservation concern including breeding nightingales. Although tarmac remains in many places, a deep layer of moss growth has the effect of masking these areas of hard surface. Informal access to the riverfront has been made through this area.

Site Context

4.20 The site is relatively isolated from other residential areas, with only industrial or commercial land uses providing a neighbouring context for the site.

4.21 To the south of Roman Way lies existing development constructed in earlier phases of the regeneration of the cement works. The Medway Valley leisure park complex dates from the mid-1990s and comprises a range of uses including nightclub, cinema, health club, bars and restaurants. A large amount of surface car parking serves the development.

4.22 The frontage to the development has been constructed as a formal hard river edge comprising a block paved surface, protected by barriers and lit at night. This formal edge extends from the base of the M2 bridges northwards to the boundary of the Temple Waterfront site.

4.23 Employment uses beyond the Medway Valley railway line to the west of the site at Norman Close were developed during the late 1980s. These uses include a brewery distribution depot and light industry including manufacturing. A BOC Tradequip facility lies at the end of Norman Close, adjacent to the Wickham Arch underpass.

4.24 Further manufacturing and industrial units sit beyond the railway to the west of the Morgan Timber yard along Knight Road. A large distribution warehouse owned by Tesco stores but currently vacant occupies a large site between Norman Close and Knight Road. The Knight Road industrial area is characterised by industrial activity including metal fabrication and distribution uses. Temple Manor sits within this industrial area.

4.25 To the north west of the site, towards Strood town centre, a Morrisons superstore has recently opened. The store provides a full range of grocery products but does not provide other local services such as a pharmacy or post office.

Technical and Environmental Influences

Topography

4.26 Although broadly flat, there are some areas of significant topographical variation within the site. The topography of the site is shown in **Figure 12**.

4.27 The Temple Marsh area, together with the majority of the Timber yard, is broadly level, albeit dipping towards the river. Levels in these areas vary between around 3.5 and 9.2 metres above Ordnance Datum (AOD).

4.28 The former cement works area is dominated by spoil and material tips, a legacy of the site's previous use. These could be considered for removal.

4.29 This site boundary area is dominated at its southern and western edges by the embankments on which Roman Way and the railway sit which are up to almost 9 metres and 8 metres AOD, respectively. The inter-tidal salt-marsh which faces to the Medway reaches a steep step to a site level of between 3 and 4 metres AOD.

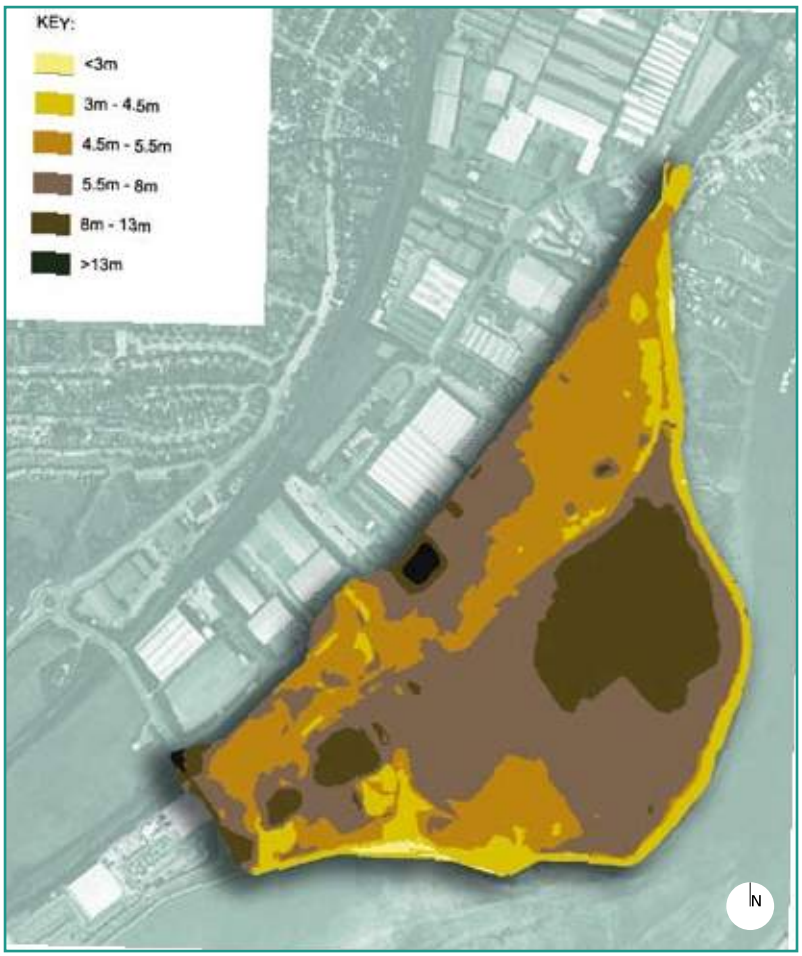


Figure 12. Site topography

Ground Conditions

4.30 Although initial geoenvironmental studies have been undertaken across large parts of the site, no intrusive survey work has been undertaken on land within the Morgan Timber operation. Further investigations will also be required of the former landfill area at Temple Marsh. **Figure 13** identifies the main geotechnical issues identified in surveys carried out to date. It should be noted that the physical extent and type of capping layer at and around the former landfill site varies – some areas benefit from an engineered cap, others have a separating layer of sand below topsoil level, and other areas are believed to have no separation between fill material and topsoil. It will be necessary for applicants to ensure that a comprehensive survey has been undertaken across the entire site area.

Figure 13. Geotechnical context

4.31 Exploratory investigations carried out over the southern and central parts of the site indicate made ground to be present. The made ground typically comprises construction rubble, chalk fragments, flint gravel/cobbles and bands of silty clay that are probably associated with the historical activities across the site. Boreholes at the southern end of Temple Marsh adjacent to the cement works are typically recovered clays or chalk fragments with brick/concrete rubble, ash and clinker and timber fragments. It is possible that waste from the former brickworks, together with waste from the adjacent cement works/chalk pits was mainly used to reclaim the tidal flats.

4.32 Different areas of Temple Marsh were reclaimed at different times. Landfilling is known to have occurred, with some evidence that flue dust from the cement works was placed over this area. Intrusive survey work indicates that an engineered capping layer exists across some but not all areas of the landfill. In some places, notably within the areas of public open space, a layer of sand appears to act as a separation layer rather than being an engineered cap. In other areas of the landfill, landfill material is present directly below the topsoil. Where there is made ground, this typically comprises brown sand and gravel with varying proportions of, brick, chalk, metal, glass, fabric and wood/timber.

4.33 It should be noted that intact, underground walls were encountered in some of the trial pits, it is therefore possible that buried structures/slabs may be present across the site.

4.34 Groundwater flow towards the River Medway is likely to be easterly or north easterly. Historical investigations indicate that the groundwater elevation for the River Terrace and Chalk strata is in the range of 0 to 1 metres AOD in the vicinity of the site. The quality of the groundwater is likely to have been impacted by saline intrusion from the adjacent River Medway. Some tidal influence has been recorded in historical boreholes located adjacent to the Medway. The site is located within the outer source protection zone (SPZ 2) of a public supply water abstraction point to the north east of the site (at the Strood Pumping Station near Court Lodge).

4.35 The historical investigations also indicate perched water to be present within the made ground, particularly where alluvial deposits are present. The elevation of the perched water table is in the range of 2 to 3.0 metres AOD. Testing of perched water has been carried out on historical samples, with levels of manganese, lead and selenium exceeding the relevant assessment levels in some boreholes.

4.36 Assessments suggest that there may be a high risk that the perched water table across the study area is impacting the Medway Estuary, particularly the possible presence of leachate within the former landfill. Applicants are expected to undertake all necessary investigative works to inform and support their proposals.

Soil Contamination

4.37 Limited contamination testing has been carried out on samples recovered from the exploratory holes within the southern sector. It will be necessary for applicants to undertake further analysis to inform their proposals, particularly in relation to the Morgan Timber operation.

4.38 The results of testing undertaken to date indicate concentrations below the relevant guideline levels for the most stringent potential end use of the site (domestic gardens), although isolated areas of elevated metal contaminants were recorded. Isolated areas of hydrocarbon contamination were also recorded.

4.39 Assessments in accordance with the Contaminated Land Exposure Assessment (CLEA) method suggest that there may be a low to medium risk that contaminated soil is present within the land above the high water level, although localised hot spots may be present. It should be assumed that there is a medium to high risk of contaminated soil being present within the former landfill. There is considered to be a low to moderate risk that contamination within the soil may affect aquifers beneath the site and nearby public abstraction well.

Gas Monitoring

4.40 Gas monitoring has historically been carried out over the former cement works, including areas now developed as part of the Medway Valley leisure park development. These assessments did not reveal significant concentrations of methane. Elevated carbon dioxide concentrations were recorded in some of the monitoring boreholes, although these were generally not consistently elevated. The elevated concentrations recorded may represent naturally occurring background levels due to the breakdown of chalk or from localised areas of organic material within the made ground.

4.41 Gas monitoring within the landfill on Temple Marsh indicates significant concentrations of methane and carbon dioxide. Further investigation will be required to determine the extent and movement of any ground gas within this area and surrounding land. Government guidance recommends that no residential development should be constructed within 50m of a gassing landfill site without specialist protection measures.

Archaeology

4.42 Areas of archaeological potential are identified in **Figure 14**. A good sequence of palaeoenvironmental remains may exist in parts of the site, albeit much of it buried at depth by landfill and made ground. Where 19th and 20th Century activity has not destroyed the resource, there is the possibility of the survival of deposits of prehistoric and Romano British date. There may also be some retained industrial archaeology interest. Areas where brickearth extraction has been undertaken are unlikely to contain any archaeological interest.

Figure 14. Archaeological potential

Ecology and Biodiversity

4.43 The Medway Estuary forms an important ecological unit in this part of North Kent. The inter-tidal habitats alongside the Temple Waterfront site, including part of the Temple Marsh open space, are designated as a Site of Nature Conservation Interest. This site is designated for its nature conservation interest at County level. The extent of this designation is shown in **Figure 15** and the Citation included at Appendix B. Planning policy protection is afforded to this area by virtue of Policy BNE36 of the adopted Medway Local Plan.

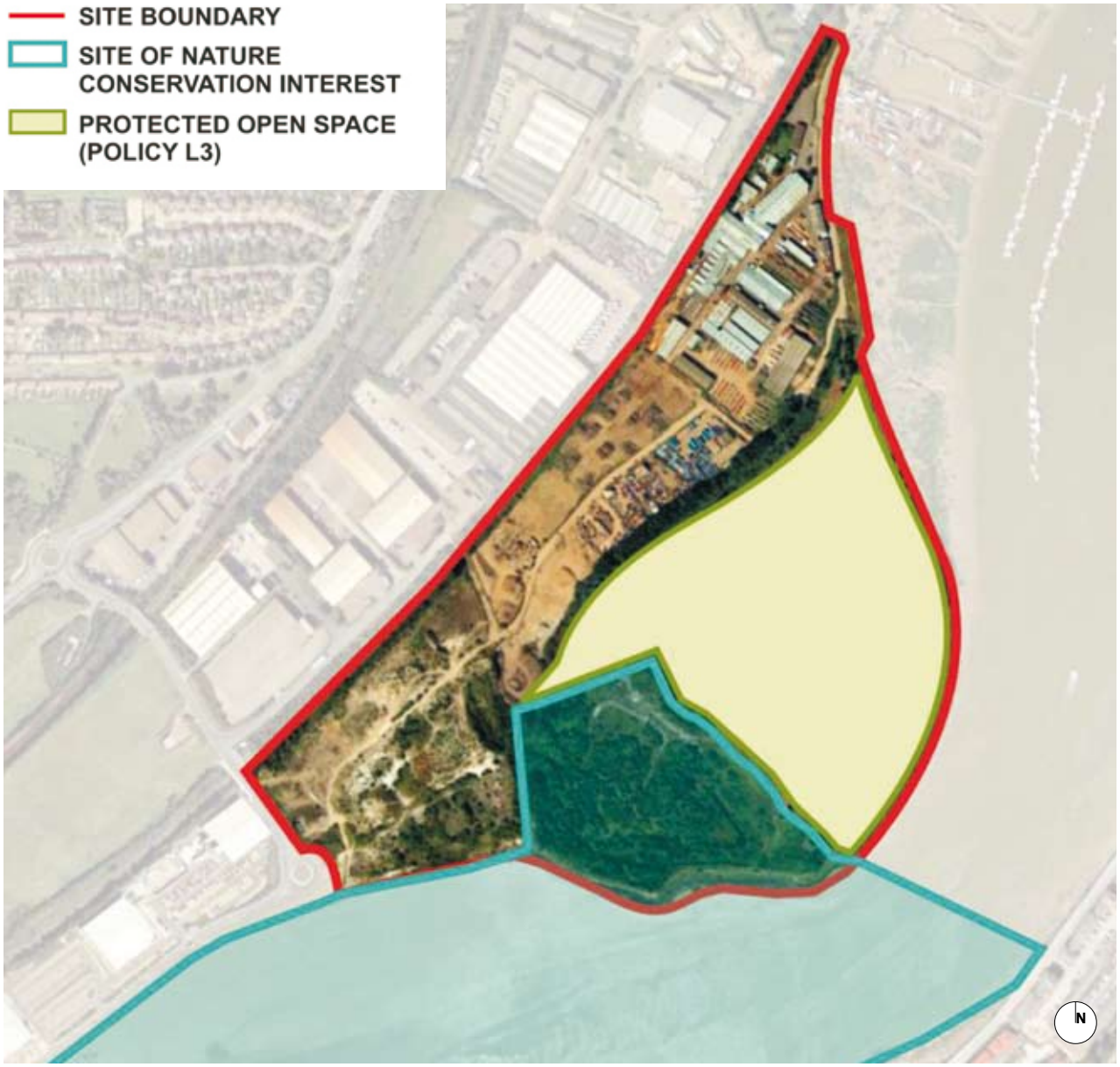


Figure 15. SNCI and protected Open Space

4.44 A Phase 1 habitat survey has been undertaken across the site. A summary of the findings is shown in **Figure 16**. Applicants will be expected to ensure that a complete ecological survey informs and supports their proposals. This should provide complete seasonal coverage across the full site area, and should ensure that all relevant species have been subject to appropriate levels of survey.

4.45 The SNCI contains a significant area of semi-natural habitat, particularly in the context of an urban fringe setting, although many of the habitats on the site are secondary habitats having developed primarily through natural succession following previous use.

4.46 The saltmarsh and mudflats of the Medway Estuary are the key feature of ecological value within the study site. The former is a priority habitat in the Kent Biodiversity Action Plan (BAP), while the latter is a priority habitat in the UK BAP. Two nationally scarce plant species – golden samphire and marsh mallow – are associated with the saltmarsh habitat.

4.47 Terrestrial habitats of value are concentrated in the southern parts of the site in the area of the former cement works and the former karting track. The nationally scarce white mullein is found on chalk mounds in the area of the former cement works. Another nationally scarce species – mat-grass fescue – occurs on the margins of the SNCI and adjacent scrubland. A variety of other attractive plants also occur in these areas, including at least two species of orchid.

4.48 The occupied industrial areas of the site, the sparsely vegetated northern parts of the former cement works and the amenity grassland at Temple Marsh are of lower ecological value. However, the existing open space provides a valuable corridor between habitats and provides potential for enhancement.

4.49 Several small patches of Japanese knotweed were identified during the survey. This is an invasive species proscribed under Section 14 of the Wildlife & Countryside Act 1981, which could be spread by site clearance and construction operations. Appropriate action is being taken to eliminate knotweed but applicants should be aware of the need to undertake further survey or mitigation works.

4.50 The site supports a reasonably diverse breeding bird population including breeding Nightingales. It also provides a foraging area for a number of other non-breeding species, including swifts, martins and swallows. All of the species recorded are widespread and common, although several are of conservation concern due to their declining populations. These include song thrush, starling, house sparrow and linnet, which are included on the Red List of Birds of Conservation Concern (Gregory et al 2002). Kestrel, sand martin, house martin, swallow, meadow pipit, grey wagtail, nightingale and dunnock are included on the Amber List (Gregory et al, op. cit). Song thrush and linnet are priority species in the UK BAP, having been respectively included on the Short List and Middle Lists of Globally Threatened/Declining Species (UK Steering Group 1995). All nesting birds are protected under Section 1 of the Wildlife & Countryside Act 1981.

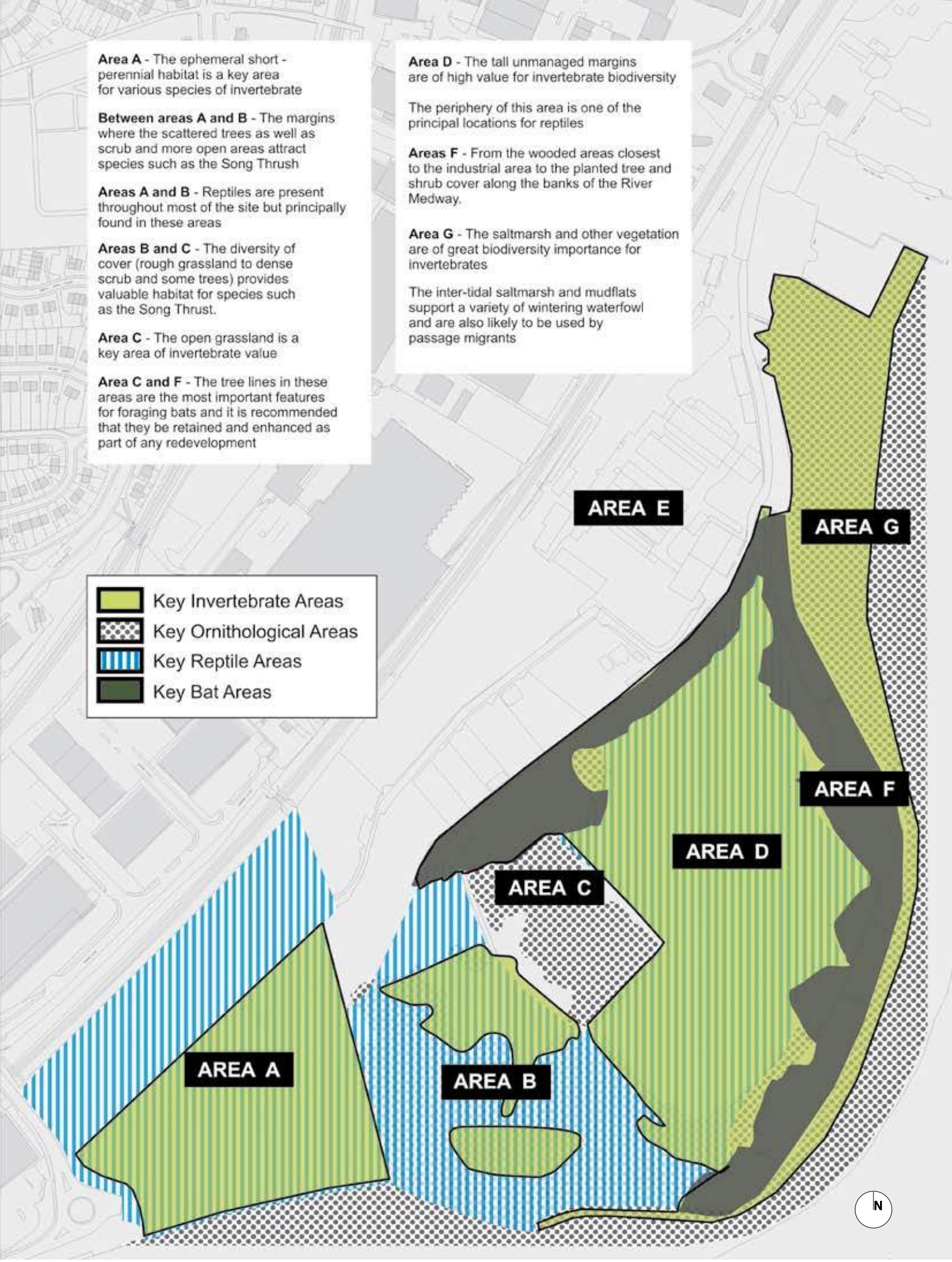

Area A - The ephemeral short - perennial habitat is a key area for various species of invertebrate
Between areas A and B - The margins where the scattered trees as well as scrub and more open areas attract species such as the Song Thrush
Areas A and B - Reptiles are present throughout most of the site but principally found in these areas
Areas B and C - The diversity of cover (rough grassland to dense scrub and some trees) provides valuable habitat for species such as the Song Thrust.
Area C - The open grassland is a key area of invertebrate value
Area C and F - The tree lines in these areas are the most important features for foraging bats and it is recommended that they be retained and enhanced as part of any redevelopment
Area D - The tall unmanaged margins are of high value for invertebrate biodiversity
The periphery of this area is one of the principal locations for reptiles
Areas F - From the wooded areas closest to the industrial area to the planted tree and shrub cover along the banks of the River Medway.
Area G - The saltmarsh and other vegetation are of great biodiversity importance for invertebrates
The inter-tidal saltmarsh and mudflats support a variety of wintering waterfowl and are also likely to be used by passage migrants
Key Invertebrate Areas
Key Ornithological Areas
Key Reptile Areas
Key Bat Areas
AREA E
AREA G
AREA F
AREA D
AREA C
AREA A
AREA B
N

Figure 16. Summary of ecological findings

4.51 The variation in vegetation structure and plant diversity throughout the site provide a valuable habitat mosaic to invertebrates, especially those species that require bare ground, warm conditions and plentiful forage. The unmanaged nature of the vegetation and the presence of plants stressed by drought and low nutrient levels allow scarce invertebrate species to establish. These ecological interests will require management to sustain their value. Habitats which have been identified of specific interest include the former cement works, the open grassland and tall ruderal habitats of the former karting track and adjoining areas, the fringes of the open space and the rough grassland and tall ruderal vegetation along the river. Two UK BAP invertebrate species have been recorded on the site – the Brown-banded Carder Bee and the sand wasp. English Nature have also identified the presence of the Yellow Pea / Yellow Vetchling on the site, which is listed as a vulnerable species in *The Vascular Plant Red Data List for Great Britain*.

4.52 The reptile survey has confirmed that reptiles are present throughout most of the site – principally at the site of the former cement works and the periphery of the Temple Marsh open space. Common lizard was the most frequently recorded species, although slow worm was the species found in greatest density. The Froglife survey assessment criteria indicate that the site holds a relatively 'low' population of common lizard and a 'good' population of slow worm. Common reptiles such as slow worm, common lizard, adder and grass snake are protected from killing, injury and sale under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended).

Flood Protection and Surface Water Drainage

4.53 Initial Flood Risk Assessment has been undertaken for the site. Developers will be expected to investigate flood risk to the satisfaction of the Environment Agency and other relevant authorities, and in accordance with extant planning policy requirements.

4.54 Although there are existing tidal defences along this length of the River Medway, the defences are reported to offer less protection than the current 1-in-200 year return period flood level (advised by the Environment Agency to be 5.50 metres AOD including allowance for climate change influences to the year 2060). The condition and integrity of protection provided by the existing defences has not been confirmed and should be investigated by the applicant as part of any Flood Risk Assessment.

4.55 The initial assessments indicate that parts of the proposed development site are below the 1-in-200 year return floodplain, as illustrated in **Figure 17**. Extant guidance set out in PPG25 classifies these areas as 'High Risk' and therefore not suitable at their current ground levels for residential or commercial development unless appropriately mitigated.

4.56 Discussion with the Environment Agency indicates that acceptable flood defence solutions could be achieved at Temple Waterfront. This is likely to be achieved through raising existing flood defences in certain areas, with land raising being used to establish development platforms above flood risk levels. Current guidance would require flood defences to be raised to 5.95 metres AOD, with development raised to 6.1 metres AOD. A further freeboard allowance may be necessary for residential development.

4.57 Whilst the principle and levels set out above suggest that the flood risk of development at Temple Waterfront may be mitigated, potential applicants are advised to contact the Environment Agency at the earliest opportunity. The levels specified above are subject to change and should not be presumed.

4.58 Applicants should be aware that any works whatsoever in, over or under the channel of the Medway or on its banks, the tidal wall/embankment or within 15 metres of the landward toe, would require the prior land drainage consent of the Environment Agency under Section 109 of the Water Resources Act 1991. This is in addition to any planning permission that may be granted.

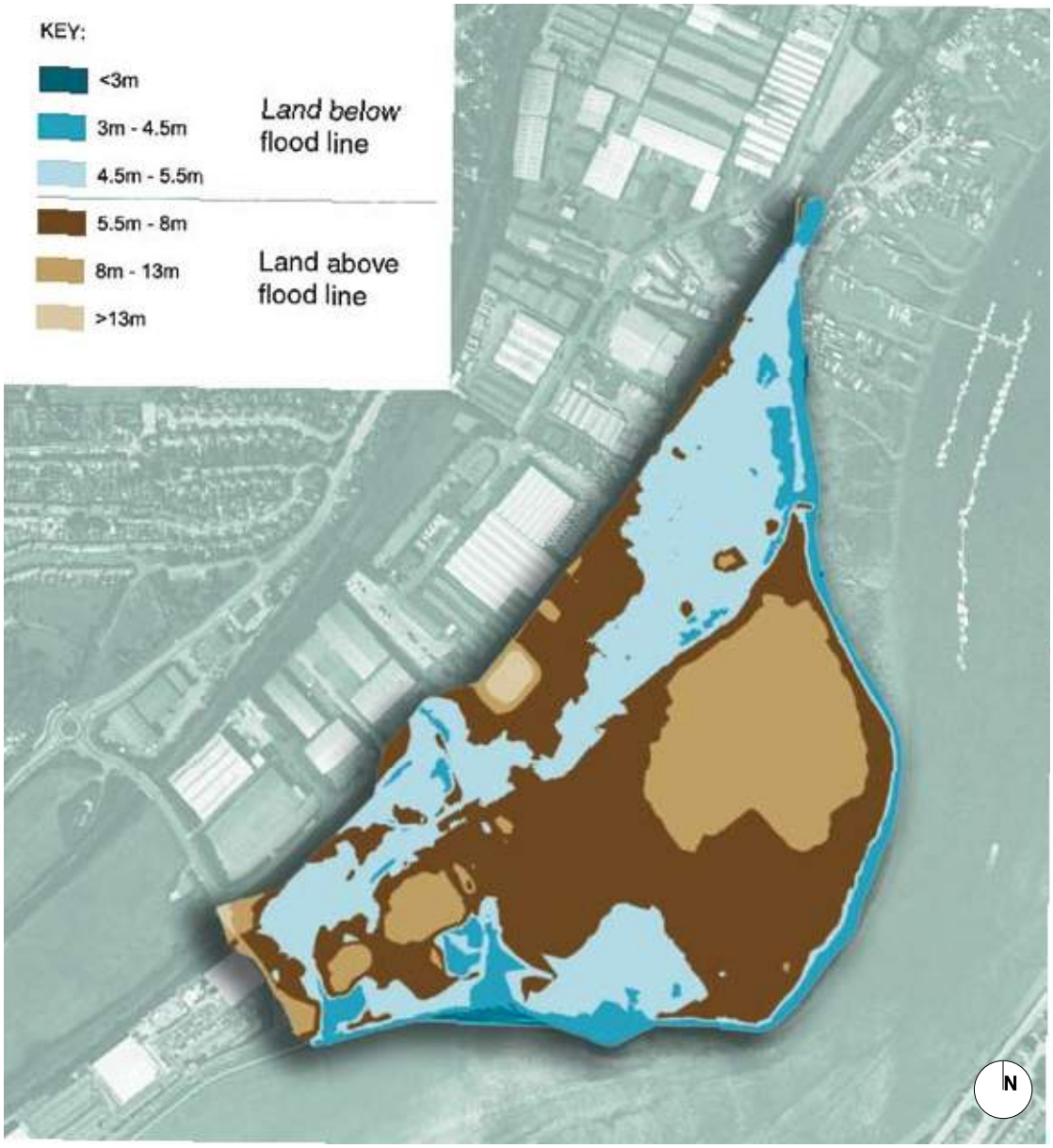


Figure 17. Topography and flood levels

Transport and Movement

4.59 The site benefits from a strategic location which relates to Strood town centre to the north and to the M2 motorway and Channel Tunnel Rail Link (CTRL) to the south, which will be accessible at Ebbsfleet International station and via domestic CTRL services through Medway. The site lies alongside the Medway Valley railway line to the west. The nearest railway stations to the site are at Strood, to north east of the site, and at Cuxton, to the south west of the site.

4.60 The local movement network surrounding the Temple Waterfront site is illustrated in **Figure 18** and shows the five points of access including by road, cycle and foot.

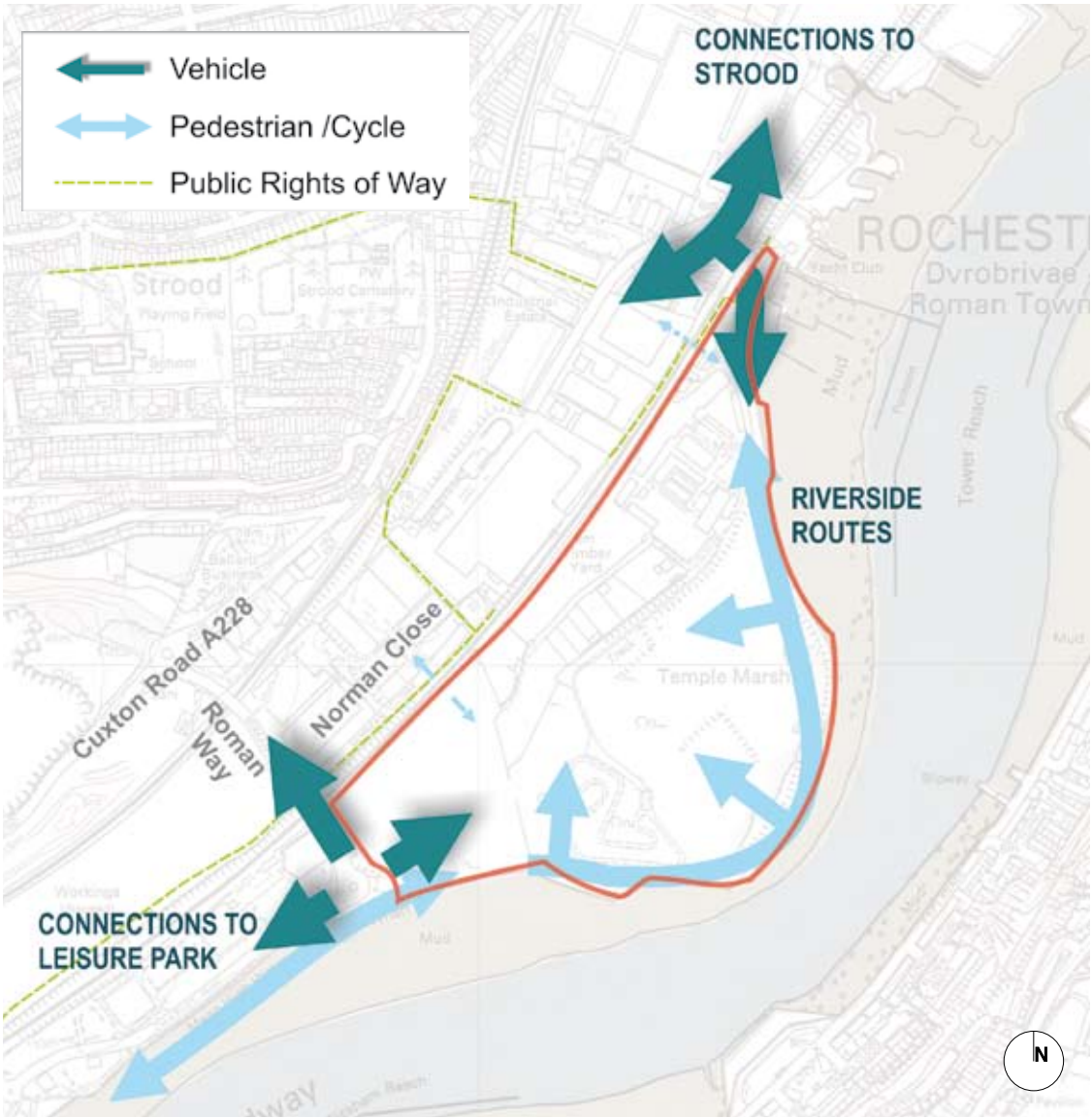


Figure 18. Local movement network

Local Highway Network

4.61 From the south west, the roundabout at the bottom of Roman Way has been constructed with three spurs – the first connects to the A228 and the second to existing development at the Medway Valley leisure park. The third spur provides a stub to allow future access to the Temple Waterfront site. Planning permission has been granted for the construction of an access from this spur to serve the foul water vacuum pumping station located at the southern end of the Temple Waterfront site. This Roman Way access is expected to provide the main vehicular access to the site.

4.62 From the north, access from Knight Road is served by the Walnut Tree Bridge beneath the Medway Valley railway line. The access currently serves Strood Yacht Club and other boatyards, Morgan Timber and other operations, and provides the only access to the Temple Marsh open space. The physical environment in this area is particularly unwelcoming for pedestrians and cyclists. This access currently provides adequate width and profile for one way vehicle operation, and provides insufficient clearance for double decker bus operations. It is anticipated that this access will serve as a secondary point of vehicular, cycle and pedestrian access to the development.

4.63 The local highway network is subject to congestion during peak hours as a consequence of capacity issues at the A228 Darnley Arch as identified in Figure 2. Complex traffic movements and the arrangement of junctions create a throttling effect which affects flow and capacity. Applicants will be expected to take account of these local traffic patterns in assessing the capacity of the local highway network.

4.64 Where air quality assessments identify locations where national air quality objectives are unlikely to be met, Air Quality Management Areas (AQMA's) are designated and an Action Plan prepared to move towards meeting the objectives. Transport related emissions of nitrogen dioxide are the main issue for local air quality management in Medway. The Air Quality Action Plan concentrates on initiatives aimed at reducing road traffic pollution and is complemented by initiatives set out in the Medway Local Transport Plan. Medway Council has declared part of the A228 Cuxton Road as an (AQMA); part of Strood town centre has also been designated as an AQMA. In these areas (and where proposals elsewhere may affect designated areas), special consideration must be given to addressing issues of air quality.

Cycle and Pedestrian Routes

4.65 At a lower level to the main access from Roman Way, the waterfront promenade to the Medway Valley Leisure Park provides a connection to the site along the river wall. The existing promenade does not extend into the site, but provides opportunity for extension of the route into Temple Waterfront.

4.66 Two access points are served from the west under the railway by means of underpasses. One underpass provides a connection through the Wickham Arch Bridge to Norman Close at the southern end of the site. This access is currently restricted by a locked gate and serves as a temporary access to the vacuum pumping station. The access is substandard and prone to flooding. The second underpass provides a connection into the Morgan Timber yard and provides passage for a public footpath (identified as footpath RS 24A). This access is currently blocked on the eastern side of the railway by overgrown vegetation and by development on the western side of the railway adjacent to Temple Manor. Pedestrian and cycle movements in the vicinity of the Walnut Tree Bridge are currently compromised by the poor road layout and narrow access below the bridge. Cycle access is primarily provided along existing roadways.

Public Transport

4.67 The Medway Valley Park leisure development is served by bus services operated by Arriva. The 151 route from Chatham to Halling gives an hourly daytime service on Monday to Saturday, with a reduced two-hourly service on Sundays. The service provides interchange opportunities with rail and other bus routes at Chatham bus and rail stations, as well as at other rail stations along the route. Additional services provide up to 5 additional services per day to the Universities at Chatham during the morning and afternoon peaks in term time.

4.68 As previously stated, the nearest rail stations are located at Strood and Cuxton, both of which provide services along the Medway Valley Line to Maidstone, Charing Cross and Gillingham. Rochester station provides services to both Charing Cross and London Victoria, as well as to Gillingham and to Dover and Ramsgate. Current journey times to Central London are likely to be improved dramatically once Phase 2 of the CTRL link is opened to domestic services.

Noise

4.69 The Temple Waterfront site is subject to a number of noise sources. The most significant is the existing Medway Valley railway line which forms the western boundary of the site. Although the railway runs on embankment and is little shielded by buildings or vegetation, services are infrequent and the noise impact less intrusive than might be expected. The acoustic impacts of the much busier North Kent line, further east, are shielded by existing industrial development.

4.70 Noise from CTRL Medway Bridge is partially shielded by the closer pair of bridges which carry the carriageways of the M2 across the Medway. Both road bridges have integrated acoustic baffles and carriageways are finished with a 'low noise' surface which has the effect of suppressing noise disturbance to the site.

4.71 Within the site, existing industrial operations at the scrap metal and materials handling facilities are sources of noise. These uses will cease on redevelopment of the site. The existing Morgan Timber yard is also a source of noise, although much of this noise is contained within existing buildings.

4.72 There are no other significant sources of noise at Temple Waterfront which are likely to affect residential development proposals.

4.73 Assessment of transport related noise impacts was undertaken at Temple Waterfront in 2002. The results indicate that the site generally falls into Noise Exposure Category 'B' (NEC B). Guidance set out in *PPG24 Noise* (1994) indicates that where residential development is proposed in areas categorised as NEC B:

"Noise should be taken into account when determining planning applications and where appropriate conditions imposed to ensure an adequate level of protection against noise"

4.74 At the time of survey, construction works were taking place to the south of the site in association with the M2 and CTRL and on parts of the site itself. It is therefore feasible that 'typical' noise levels across the site are significantly lower than those measured.

Easements and Utilities

4.75 Existing easements at the southern end of the site are shown in **Figure 19**. These include:

- **access to a gas governor situated at the south western corner of the proposed site;**
- **easement for the route of a 180mm medium pressure main diverted during the Medway Valley leisure park development. The main terminates at the gas governor in the south west corner of the Temple Waterfront site;**
- **an easement for the temporary access to the vacuum pumping station, via Wickham Arch under bridge No.893;**
- **an easement for cable rights for the high voltage cables laid in the footways to Roman Way, east of the railway overbridge; and**
- **easements for maintenance of the reinforced earth embankments that support Roman Way and the bridge abutments.**

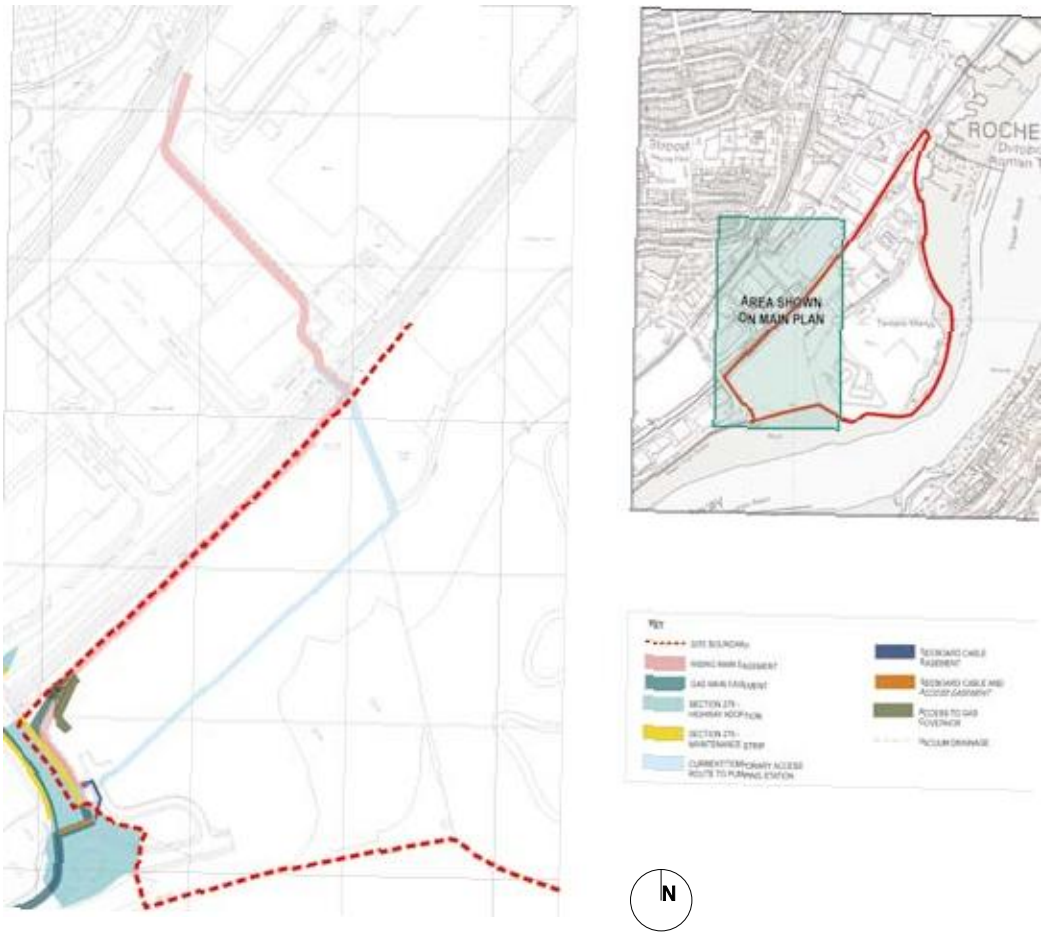


Figure 19. Easements and Utilities

4.76 Information provided by Southern Water Services indicates that there are no existing public surface water sewers within the proposed development site. The nearest public surface water sewer is to the north of the development. A 300 mm diameter sewer outfalls into the River Medway alongside the Strood Yacht Club. The sewer serves Knight Road and is routed under Walnut Tree Bridge.

4.77 Transco advise that there is a 180 mm medium pressure gas main that runs under the M2 motorway bridge from Cuxton towards the site. It terminates at a gas governor station located in the south west corner of the site. This main supplies the existing Medway Valley leisure park development to the south. A 180mm PE low pressure main is supplied from the gas governor to serve industrial areas west of the site.

4.78 Electricity is supplied by EDF Energy. There is an existing distribution substation on the Morgan Timber site that is used to supply the timber yard and mill. This is connected via a tee-off to the high voltage network. The cable crosses under the railway line to the north west of the site. There is a supply to the vacuum pumping station at the southern end of the site, fed directly from the HV cables in Roman Way. There appear to be no other plant or cables within the site.

4.79 Water is supplied by Southern Water who have advised that there is a water main running from the A228 Cuxton Road downhill along Roman Way to the roundabout which serves Temple Waterfront. This currently serves the Medway Valley Park leisure development. At the time of installation of the leisure park infrastructure a short teed off length of main was laid to the extent of the roundabout arm.

4.80 Telecommunications infrastructure is provided by BT. There does not appear to be any existing plant of consequence on the proposed development area. There is a network of ducts and overhead supplies at the north end of the site that serves the Morgan Timber development. There is a telemetry supply from Roman Way to the vacuum pumping station at the south end of the development.

4.81 Applicants should take all steps necessary to ensure that they are in possession of up to date information relating to easements and utilities, particularly for the northern part of the site, prior to submission of their planning application.

Landscape and Townscape Character

4.82 The Temple Waterfront site sits within the historic valley of the River Medway and is one of the few extensive areas of flat land along the river. Land to the west of the site rises quickly to a ridge, whilst on the other side of the river, land slopes uphill directly from the river's edge. **Figure 20** illustrates this context. English Nature have highlighted the Kent Downs Area of Outstanding Natural Beauty as being relevant in landscape terms to proposals for development at Temple Waterfront.

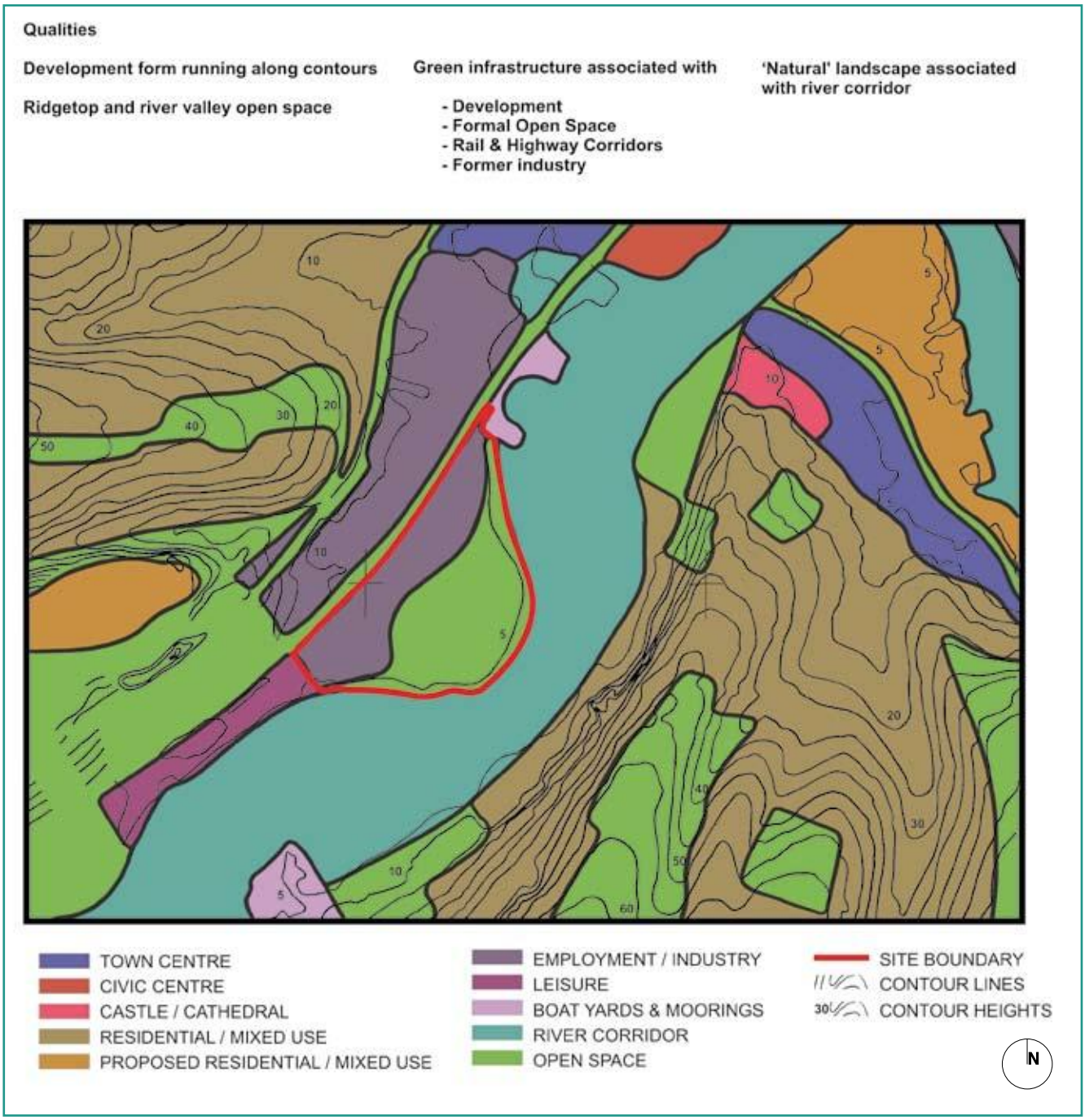


 Figure 20. Landscape and Town Character

4.83 The urban forms of both Strood and Rochester are directly influenced by topography. Within existing urban areas, streets tend to run parallel with contours, with arterial routes climbing to meet the ridges. Open spaces tend to follow the ridgelines, dropping down towards the river where spurs drop into the river valley. Residential areas can be dated to a range of periods, with distinctive pre-war, inter-war and post-war development layouts which maintain the interlocking pattern of open space and development.

4.84 Little natural open space remains along the river corridor beyond the inter-tidal habitats and marshes. Green space within urban areas is characterised by urban uses such as sports provision, formal parks, cemeteries, or gardens. Only along key transport routes, notably the two railway lines extending south from Strood, does naturalised vegetation occur in any defined form.

4.85 The site itself is enclosed by strong landscape edges comprising some young and maturing trees including both self-set and planted specimens set amongst tall scrubland growth. Vegetation is at its densest along the river edge and along the boundary to the industrial operations at Morgan Timber where a line of mature poplar trees runs along the access to waste and recycling operations. Although the Temple Marsh area itself is characterised by open grassland and scrub, the dense vegetation belts serve to isolate the site and enclose views. The height of these landscape belts is sufficient to cause a degree of disorientation in some areas of the site because of the difficulty in identifying visual landmarks beyond the site itself.

4.86 The Morgan Timber yard has little vegetation due to ongoing operational use. Some self-set naturalised vegetation occurs alongside the Medway Valley railway line to the north west.

4.87 The former cement works area is open in character comprising partly regenerated landscape areas which are typical of previously-developed land. The spoil heaps have been colonised by rough grassland and associated vegetation including bramble and buddleia, beyond which scrub and rough grassland have established themselves. This area is subject to ongoing management.

Visual Context and Legibility

4.88 The site is visually contained along its western edge by the Medway Valley railway and industrial development beyond. The natural view panorama both into and out of the site is therefore across and along the river. The main visual context for the site is illustrated in **Figure 21**.

4.89 To the south, the view from the site is contained by the Medway bridges, which act as a key landmark and which, because of their height relative to the site, dominate the perspective. Views back from the bridges to the site provide a wide vista within which the site is seen in context with the urban setting.

4.90 To the north, the Rochester bridges also act to contain the view, although because of their low height, longer distance views extend above the bridges towards Upnor. Rochester Castle acts as a key landmark, although the view from the site is often filtered by vegetation in the landscape buffer to the river. Rochester Cathedral is also an important landmark, although it is only the Cathedral spire which is visible. To the south, the key views are along the river.

4.91 Strong visual references extend from the site across the river to the Esplanade. The Churchfield recreation ground – a strong green rectilinear form south of Rochester Castle – also provides an important spatial reference point. Batys Marsh, south of the site on the eastern bank of the Medway, also provides an important visual reference.

4.92 The strong views out of the site are reciprocated by views towards the site. The site is defined by a strong landscape edge which acts to filter views into and out of the site. The consequence is a visually contained core, which can appear to be visually cut off from its context.

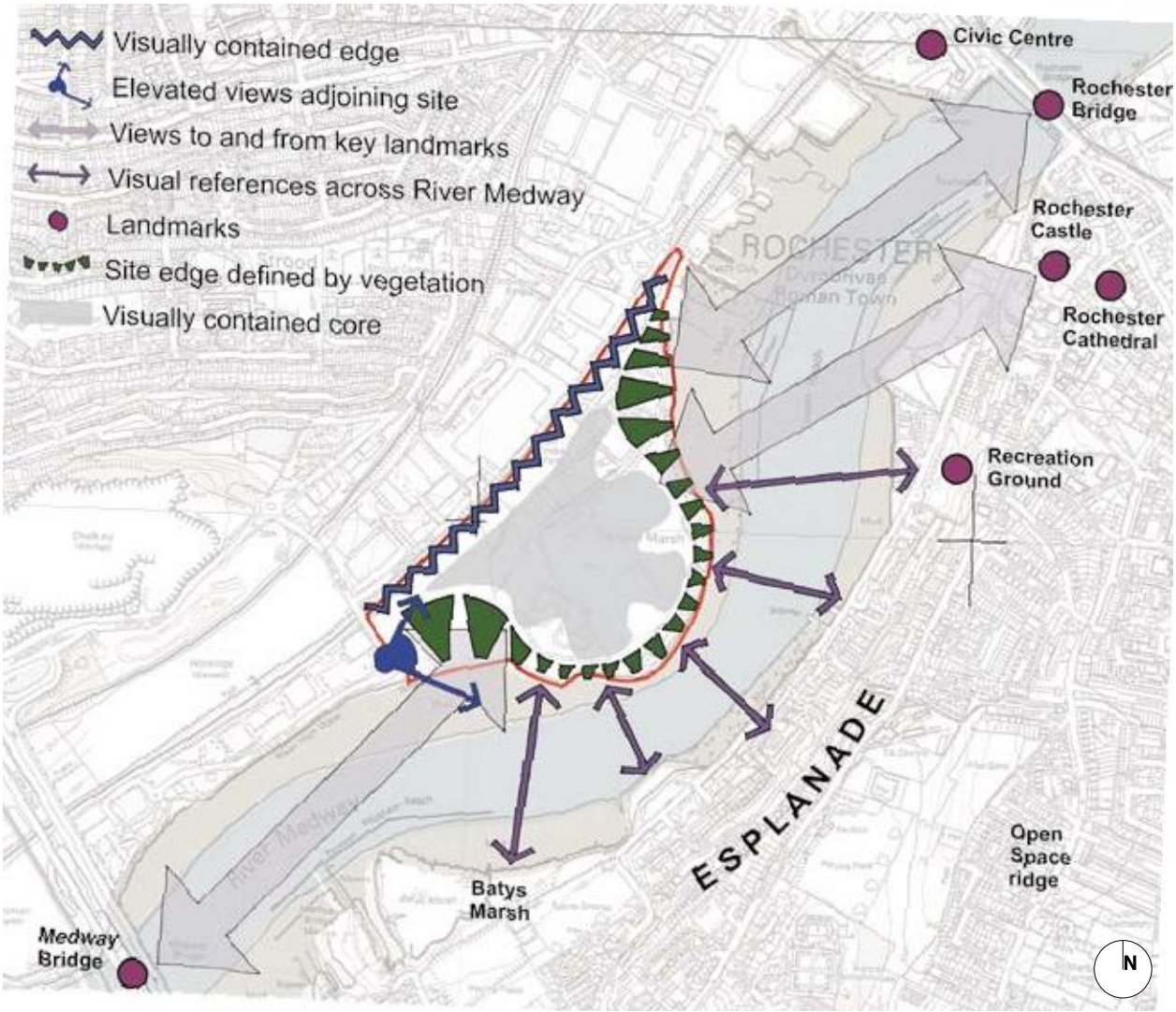


Figure 21. Visual Context

Social Influences

Open Space and Recreation

4.93 The Temple Marsh open space is designated as protected open space under Local Plan Policy L3. The designated area includes the currently open areas, the riverside landscape buffer and land to the north of (but outwith) the SNCI, as shown in **Figure 15**.

4.94 The open space is currently characterised as a forgotten and neglected space which is isolated from residential areas and in some parts from the river. The landscape form of the site acts to contain the space, providing a high degree of seclusion but sometimes making it difficult to identify and locate within the wider urban context. The seclusion of the site means that it remains a quiet place to be, feeling distant from the bustle of surrounding urban areas.

4.95 Access to the open space is difficult, with only a single indirect route available to reach Temple Marsh – there is no readily legible means of reaching the site from surrounding urban areas. In particular, no formal access is available along the river edge from either the north or south of the development.

4.96 Access to the open space is solely by means of the Walnut Tree Bridge from Knight Road (since all access points from the south and west are blocked or provide no permitted access through the site). No footpaths or footways are provided beyond Knight Road, meaning that pedestrians must share the carriageway with industrial traffic movements to Morgan Timber and other operations on the site.

4.97 The previous car park located within the site is now overgrown and inaccessible. The only opportunity to park is a passing place along the access to the waste and materials operations which provides space for one or two vehicles, but which is poorly surfaced and prone to fly-tipping. The access to the open space from the passing road is heavily overgrown, hidden and uninviting.

4.98 Although formal sports pitches were previously laid out on the open space, the pitches have deteriorated in quality and are now substandard. Because of ground movement and the quality of grasslands, it is unlikely that formal pitches could be reinstated without significant ground works. No changing or parking facilities are available to support formal sports activities. The reinstatement of formal playing provision on this site is not considered appropriate.

4.99 It is apparent that significant investment has previously been made into provision of a riverside walk. A gravel path has been laid interweaving the landscape buffer to the river, with benches, tables and litter bins provided alongside; these have become overgrown and in some cases vandalised. The variation in tree specimens along this landscape belt also display signs of a more formal planting structure. Over time, these elements have become lost within a naturalised environment, with scrub grassland and naturally seeded trees contributing to a dense and often impenetrable landscape area. In many places, the riverside gravel path has become so overgrown that alternative informal paths have been forced through the undergrowth.

4.100 The open space itself shows little sign of frequent use, making Temple Marsh a quiet and naturalised space with a strong feeling of isolation. This, with the substandard access to the site, means the open space in its current form is under-utilised and undervalued. Whilst the curent low level of disturbance provides a biodiversity benefit, it also means that the open space is underused as a community asset. The opportunity exists to increase community benefit for the residents of Strood and Rochester through enhancement and investment in this important resource whilst safeguarding the nature conservation aspects of the site.

Community Facilities and Services

4.101 An audit of local facilities, including education, health, community and leisure facilities, illustrates the range of local services and facilities in those areas surrounding the site, as shown in **Figure 22**.

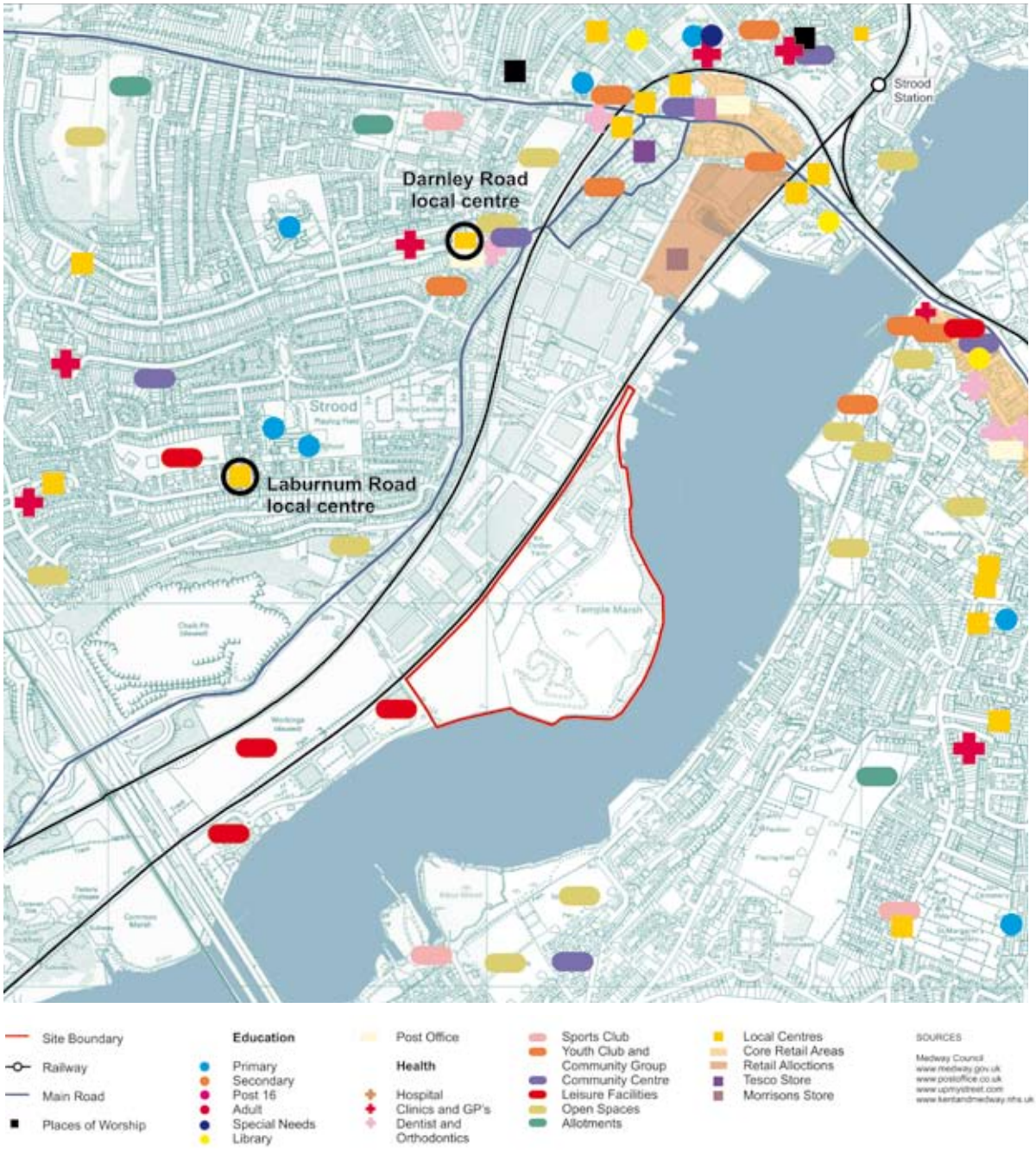


Figure 22. Local community facilities and services

4.102 The distribution of facilities and services suggests a generally poor spatial proximity to the site, arising as a consequence of the relative isolation of the site from surrounding residential areas. The nearest local centre, at Laburnum Road, is within a kilometre of the site to the north, but is inconvenient because access is indirect (because of the need to circumnavigate Cuxton Pit) and requires climbing out of the site to cross both railways. The nearest post office is at the Darnley Road local centre, more than a kilometre north of the site. The nearest health centre is also along Darnley Road.

4.103 Leisure facilities, including a range of health, entertainment and restaurant facilities, are well located to the site at the Medway Valley leisure park, although no community facilities are available at the development.

4.104 Morrisons supermarkets have recently opened a store at the junction of Knight Road and Priory Road. The store provides a full range of grocery needs, but does not provide additional services such as a pharmacy or post office.

4.105 Strood town centre, 1.5 kilometres from the site, provides a range of facilities and, although not the closest service centre, is the most convenient and accessible. Notwithstanding this, the route from the site to Strood (via Knight Road) is characterised by an urban industrial landscape, with poor pedestrian environment and no direct public transport link.

Green space at Rochester Castle

PART C:
GUIDING PRINCIPLES

5 GUIDING PRINCIPLES

5.01 Temple Waterfront is a key regeneration site which can act as a gateway to Medway. It offers the opportunity for high quality development in support of the ambition for a Medway Renaissance. Previous sections of this Brief have set out the background and context for the site to help potential applicants understand the parameters within which they must work. This part of the Brief develops guidance which will help potential applicants understand how they can respond positively to these technical and environmental parameters to ensure that development fulfils its potential. The guidelines will act to direct and manage the development process for the site.

5.02 Three key characteristics can be identified for the Temple Waterfront site: its isolation; its topography and visual relationships; and its combination of despoiled and open land. The factors which underpin these characteristics are the key elements which development must address, and must therefore be managed through planning guidance.

5.03 The key characteristics and their underlying elements are set out below. For each element, the main theme which guidance must address is also identified.

Site is relatively isolated and poorly connected to the existing urban area

A need to:	*By managing:*
deliver regeneration in Medway	land use
integrate movement networks	movement
integrate green networks	open space and nature conservation
integrate built form	design
create a destination and establish a sense of place	design
create a mixed and vibrant community	land use
establish supporting uses to reduce journeys	community uses

Site has flat topography with strong visual connections to surrounding areas

A need to:	*By managing:*
respond to views, vistas and panoramas	design
respond to the local built and natural setting	design
manage openness, enclosure and spaces	open space and nature conservation
create a sense of place	design

Site is comprises despoiled industrial land, open areas and ecologically valuable areas

A need to:	*By managing:*
achieve high quality and exemplary design	design
respond to technical and environmental parameters	design / sustainability
maintain ecological value	open space and nature conservation
improve quality and usability of open spaces	open space and nature conservation
minimise environmental impacts of development	sustainability
make open and ecological spaces accessible to the local community and visitors	movement

A sequence of six themes emerge from this analysis. These relate to:

1. **Design –** the design concept and approach to scheme development
2. **Land use** – the mix, quantum and disposition of land uses and creation of a community hub
3. **Open space and nature conservation** – the way in which open space, the river and nature conservation are incorporated into design
4. **Community facilities** – the need for facilities and their disposition
5. **Movement** – access to the site and movement around it
6. **Sustainability** – minimising environmental impacts

5.04 These can be developed as Guiding Principles which communicate Medway Council's expectations and main priorities in promoting development at Temple Waterfront. The principles should be used to support the design process and should underpin proposals. Applicants will be expected to show how their proposals have responded to the Guiding Principles which are set out overleaf.

Principle 1: The Design Concept

Development should be of high quality and include mixed uses within an enhanced landscape and ecological setting, responding to the development influences of the site and its surroundings and creating local distinctiveness.

Principle 2: The Use of Land and Mix of Uses

Development should be of a sustainable form delivering a range of complementary housing and employment uses. Residential development should comprise a range of types, sizes and tenures of homes, including affordable and intermediate housing. Employment development should provide local opportunities, including the potential for people to work closer to home and to work from home.

Principle 3: Open Space, Nature Conservation and the River

The recreational, ecological and functional values of open and natural space and the River Medway should be maintained and enhanced whilst acting as a setting for the new and existing communities.

Principle 4: Community Facilities

A range of supporting community facilities should be delivered, including local shops, services and community space where the need arises as a result of the development and taking account of locally identified needs.

Principle 5: Access, Movement and Transport

Development should promote sustainable patterns of movement, taking all reasonable opportunities to encourage walking, cycling and the use of public transport, and to reduce travel by car. Development should enhance opportunities for local movement by providing new and enhanced links in existing movement networks.

Principle 6: Sustainable Development

All reasonable opportunities should be taken in design and implementation to reduce environmental impacts through maximising energy efficiency, minimising adverse impact on local air quality, making use of renewable energy, minimising water, waste generation and resource use, and through the provision of local facilities for recycling.

Flexible green space

PART D:
APPLYING THE PRINCIPLES

6 APPLYING THE PRINCIPLES

Introduction

6.01 The Guiding Principles set out in Section 5 are explained in greater detail in this section of the Brief. The Principles represent the key messages which applicants must consider in preparing their proposals. For each Principle, a series of objectives is identified – these either identify key influences or requirements which applicants must adhere to or set out guidance which developers are encouraged to follow.

6.02 Where necessary, further detail is given in supporting text to clarify the objectives. This is intended to help prospective developers understand the basis for setting the Principles and supporting objectives and the means by which applicants can achieve them. In all cases, applicants for development proposals at Temple Waterfront will be expected to demonstrate how their proposals contribute to achieving the Principles.

6.03 *Principle 1: The Design Concept* is an overarching Principle that expresses an overall ambition for the nature and quality of development. Subsequent Principles reflect and reiterate thematic elements of this overall ambition.

Principle 1: The Design Concept

Development should be of high quality and include mixed uses within an enhanced landscape and ecological setting, responding to the development influences of the site and its surroundings and creating local distinctiveness.

- Development proposals must understand and respond to the significance of the site in relation to its setting, its role as part of the Medway Waterfront Renaissance Strategy, its nature conservation value and the importance of integrating development with surrounding areas.

- Proposals should be informed by, and should positively respond to, the development influences of the site, including technical and environmental considerations.

- Proposals must support the aims of the Medway Waterfront Renaissance Strategy by creating a true mixed use environment which contributes to the success of Medway and which provides a range of housing and economic development opportunities.

- Proposals must be designed to ensure that development at Temple Waterfront is not isolated from surrounding residential and employment areas and should create strong links to Strood town centre. This should be achieved through design form, views and vistas, massing and movement networks; by providing local amenities and services for residents and visitors; and by creating a destination in its own right.

- Proposals should respond creatively to their setting by creating a relationship between the built form, the river and the different elements of green space as part of a comprehensive approach to master planning the site. Developers are encouraged to incorporate public art in their proposals. Applications must be supported by visual assessments which consider the impact of proposals according to a methodology agreed in advance with the Council.

- The nature conservation value of the site must be respected. Proposals should seek to enhance and protect habitats, and should provide creative solutions to habitat creation, translocation and maintenance. Developers must demonstrate how their proposals provide long term protection for species and habitats.

- Open space within and adjoining the development should be accessible and safe. It should represent a valued and respected asset for residents and visitors.

- Proposals must make provision for Lifetime Homes and the overall scheme designed to allow access for all.

6.04 In developing proposals for development at Temple Waterfront, applicants should consider the unique opportunity presented to them and ensure that their proposals respond positively and innovatively to this guidance. Whilst it is important that applicants ensure that their proposals make an appropriate contribution to the delivery of new housing and employment floorspace in Medway, it will be necessary for them to do this in a way which addresses issues relating to open space, the riverside setting, nature conservation and the creation of place. Proposals should be set in the context of the cultural and industrial heritage of the site and its surroundings, with particular regard being paid to Rochester Castle, to the Cathedral and to the foreground setting provided by the Medway.

6.05 The site is capable of delivering high quality residential development alongside employment uses and supporting community facilities and can make a significant contribution to delivering improvements to the built natural environments. It will be necessary for applicants to consider how land uses can be co-located to deliver a vibrant, high quality and recognisable place which supports the ambitions of the Medway Waterfront Renaissance Strategy. Development should consider how the opportunity for crime can be reduced through design, addressing such issues as movement and access, structure, surveillance, ownership, physical protection, activity, maintenance and lighting. Appropriate guidance, such as *'Safer Places – The Planning System and Crime Prevention'* (ODPM, 2004) should be considered by applicants in preparing their applications. If the Morgan Timber operation continues in the northern part of the current site, it will be important to upgrade some of the buildings and landscaping to enhance the northern gateway entrance to the site.

6.06 In evolving their design concept, applicants are reminded of the need to consider and respond to the geotechnical and archaeological history of the site, including the presence of made ground and landfill. It is likely that there will be a need for geoarchaeological modelling of the deposits at the site, followed by further archaeological investigation including field evaluation in the form of trial trenching. Mitigation is likely to be required for issues such as the presence or migration of landfill gas and leachate, and should ensure that built development is designed to incorporate all necessary safeguards, and where appropriate take remedial action in agreement with statutory agencies. These should include safeguards against groundwater pollution and to ensure the safety of the occupiers of development. Flood protection measures are also likely to be required, and will include land raising and/or flood defence works. Appropriate risk assessment should be undertaken by applicants with appropriate mitigation measures incorporated within their proposals. This should ensure that all habitable rooms are above the relevant flood level as advised by the Environment Agency and that vehicular dry routes of access and egress to all buildings are above predicted flood levels.

6.07 Applicants should consider those elements which provide structure to the site and which should contribute to the design concept for the site. These include the shape of the site and its extensive frontage to the Medway, the form and shape of the open space and nature conservation areas, and the topography of the site and its surroundings. The potential for noise exposure from the railway or nearby industrial operations should be considered. The spatial pattern of natural and built spaces will require particular consideration, with proposals expected to deliver an integrated mix of built form and open space where natural and built elements complement each other. Applications should address the full Temple Waterfront site area, as identified in **Figure 1** (although it must be recognised that the full site area is not appropriate for built development).

6.08 It will be important for proposals to integrate surrounding disparate areas with each other and for development to overcome the site's current sense of isolation. Connectivity for cyclists and walkers along the Medway between the leisure park and Strood town centre should be enhanced, with connectivity from the river inland also being improved. In creating an identifiable destination for residents, workers and visitors, Temple Waterfront has a key role in transforming the role of the river into a connecting element for new and existing development and open space.

6.09 The visual relationship of the site with its surroundings should be addressed in developing a design concept for the site. The site is visually prominent from a number of locations and equally enjoys an excellent prospect along the Medway and to Rochester, as illustrated in **Figure 18**. Views into, out of and within the site should form a structuring element in proposals with the setting of the site in relation to Rochester Castle addressed explicitly in any proposal.

6.10 As stated previously, applications must be accompanied by a visual assessment of proposals. These should be in accordance with Medway Council Building Height Policy and with that set out by the Landscape Institute and Institute for Environmental Management and Assessment. Applicants will be expected to provide Accurate Visual Representations (AVRs) of their proposals as part of the visual impact assessment which accompanies their application. For outline planning applications, the AVRs for the proposal are expected to comprise an accurate depiction of the position, shape and size of the proposal shown on a high resolution photograph (with indicative rendering of selected architectural details where necessary). The exact methodology and viewpoints to be used for assessment must be agreed in advance with urban design officers from Medway Council. Given Temple Waterfront's visual context, applications for development taller than around 5 storeys or 15 metres are unlikely to be acceptable.

6.11 The open space and nature conservation values of the site must be considered as an integral component of any planning application. Applicants should seek to minimise adverse impacts on biodiversity, flora and fauna and mitigate impacts where appropriate, preferably on-site. The designation of the SNCI reflects the River Medway's importance as a nature conservation resource. Applicants should ensure that their proposals understand and take cognisance of restrictions on development which may adversely affect the designated area. Applicants must also consider how the existing open space can be enhanced through improvements to access, management, visitor facilities and natural surveillance. Proposals must be informed by up to date ecological surveys.

6.12 Lifetime Homes allow properties to remain accessible and adaptable to the changing personal circumstances of residents. New homes are built to be accessible for all people, young and old, single or in families, disabled and non-disabled. Each of the 16 design features which make up the Lifetime Home standard are valuable in themselves, but a Lifetime Home is incomplete without them all. Applicants will be expected to deliver a negotiated proportion of all dwellings as Lifetime Homes. Applicants should also ensure that Temple Waterfront is designed from the outset to accommodate the physical movement needs of all people. This applies to both public and private space.

Principle 2: The Use of Land and Mix of Uses

Development should be of a sustainable form delivering a range of complementary housing and employment uses. Residential development should comprise a range of types, sizes and tenures of homes, including affordable and intermediate housing. Employment development should provide local opportunities, including the potential for people to work closer to home and to work from home.

- Development should secure the most efficient use of land, delivering around 600 dwellings and a net addition of around 15,000 sqm of employment floorspace, together with community uses and other supporting uses, including play space. Where appropriate, employment floorspace can be integrated with other commercial, community or residential uses.

- A range of employment opportunities should be delivered on site, including purpose built business space, light industry, office space, start up space and other general B1 and B2 uses. B8 uses may also be acceptable. The development layout should provide or retain a suitable site of around 2 hectares for the existing Morgan Timber operation to retain its existing operation or to relocate within the site, as required.

- The development should seek to incorporate live/work units and house types to facilitate at least 10% of the estimated economically active population residing in the development to be able to work from home.

- A local centre should be established within the site as a focus for the development. The centre should provide for a small convenience store of up to about 500m^2 and be capable of accommodating other local retail outlets and other supporting facilities. Where possible, any health or education related facilities located on the site should be delivered as an integral part of the local centre.

- Other appropriate land uses which could be accommodated on the site include a nursery, specialist residential accommodation, a pub/restaurant, and a hotel.

- Residential development densities should vary across the site, reflecting diversity in dwelling sizes and reflecting the characteristics and context of the site. All development should achieve minimum densities in accordance with national planning guidance, with higher densities acceptable in appropriate locations.

- A mix of dwelling types and sizes should be delivered on the site, reflecting a need for diversity in the housing market, including provision of family housing. A proportion of all dwellings should be delivered as affordable accommodation in accordance with Policy H3 of the Local Plan or subsequent adopted policy.

- **Affordable housing provision should comprise both social rented property and shared ownership property. Sites for affordable housing will be identified through the detailed design of development once outline consent is granted but be well integrated with other housing tenures.**

- **All reserved matters planning applications must be submitted with detailed justification for the mix of house types and sizes proposed, demonstrating how the applicant has taken account of the principles set out above and how the detailed scheme complies with the Brief.**

6.13 The Temple Waterfront site is currently relatively isolated from nearby residential areas, although it is well connected with employment areas and with the Medway Valley Park leisure development. This is an important opportunity to create a distinct and identifiable development in a unique open space and riverside setting. It is important that proposals are designed from the outset to create a sense of place and to be capable of supporting a range of local facilities. The Council anticipates that a scale of residential development in the order of around 600 dwellings (alongside other land uses including employment) is the minimum required to support a local shop and other facilities. This view is supported by the S.A. Options Appraisal. Open space and play provision will be expected in accordance with relevant standards (detailed later in this Brief). Applicants will be expected to demonstrate how their proposals help to create a sense of place through development scale, layout and design.

6.14 It is important that Temple Waterfront continues to provide opportunities for local employment whilst achieving the ambition of becoming a high quality strategic regeneration site in Medway. In order to provide a balance between residential and commercial uses, applicants should seek to deliver up to around 15,000 sqm of commercial floorspace in addition to any retention of the Morgan Timber operation (whether within existing buildings or in new accommodation relocated on site). Equivalent replacement floorspace will be sought if the Morgan Timber operation relocates off-site.

6.15 Given the potential for high quality residential development, proposals for employment uses should be capable of being integrated with residential uses and act as 'good neighbours'. Uses within the B1 and B2 use classes will therefore be most appropriate at Temple Waterfront, although B8 and sui generis uses may also be appropriate if capable of being well integrated within a predominantly residential area. Smaller scale employment uses including live/work, business incubator units and small commercial premises (including those available for freehold purchase) are considered most capable of supporting the high quality mixed use development character envisaged at Temple Waterfront. These uses can help to support the local centre and should, where possible, be grouped to aid commercial viability and vitality using a vertical mix of uses. Applicants are expected to make positive provision for home-working through the provision of flexible building forms and appropriate communications technology. The acceptability of employment and sui generis land uses will be assessed on their merit and with reference to environmental, visual and transportation impacts and the degree to which uses are complementary to residential elements.

6.16 It will be important for development proposals to consider the role of the Morgan Timber yard and to allow for continued operation and growth of their business. At the present time a number of options are open to Morgan & Company including relocation off-site. Proposals are expected to provide the opportunity for Morgan & Company to relocate within the site to new premises or to remain on site making use of all or parts of their current operational buildings. Applicants should consider these alternatives, and if possible to have agreed with Morgan & Company how proposals can reasonably accommodate their operational requirements and ambitions. Proposals will be expected to maximise the potential of the site in terms of design quality, capacity and innovation, and should positively address the options for Morgan Timber to ensure delivery of high quality development at Temple Waterfront. If Morgan Timber remain on the northern part of their current site, improvements to some of the buildings will be required. This is to ensure that the northern entrance to Temple Waterfront and open space does not detract from the design quality of the rest of the development and access to the open space from Strood town centre is encouraged.

6.17 Provision for a local centre should be made as part of a comprehensive proposal for Temple Waterfront. It is expected that the centre should act as a focus for the development and will make a significant contribution to creation of an identity for the site. By locating the centre close to Roman Way access, the local centre can beneficially serve existing off-site employment and leisure development, as well as new development. Community uses and commercial uses (where appropriate) should be located within or adjacent to the local centre and be capable of integration with residential and other appropriate uses. Appropriate land uses include retail provision serving day-to-day needs; restaurant, bar and café uses; small commercial units which may include professional services and nursery provision; and healthcare or supporting uses (for example, a pharmacy); and a small hotel. Grouping higher value land uses can reinforce commercial viability and help create a social as well as commercial hub.

6.18 Applicants will be expected to explore and make use of opportunities for vertical and horizontal mix of uses. The expectations and means by which commercial and community uses are delivered in the local centre may be subject to legal agreement attached to outline planning permission for development proposals.

6.19 Current central government guidance relating to development densities is set out in Planning Policy Guidance Note 3: Housing. The guidance sets out that in order to make the best use of housing land, a minimum density of 30 dwellings per hectare should apply to all new development, and that local authorities should encourage densities of between 30 and 50 dwellings per hectare. Local Plan Policy H5 supports this view by restricting those locations at which lower density housing might be acceptable. Emerging guidance set out in the consultation paper for Planning Policy Statement 3: Housing indicates that development in 'urban' locations – areas of mixed residential and employment uses which the Council considers should apply to Temple Waterfront – should achieve residential densities of between 40 and 75 dwellings per hectare. In order to support the provision of local facilities, developers will be expected to achieve average density levels towards the upper end of the 'urban' range of densities identified in emerging PPS3. Within this average, a range of densities should be established across the site, with higher densities focused around the local centre and at key focal points and an opportunity in places for lower densities to accommodate family housing.

6.20 Local Plan Policy H10 requires larger development sites to make provision for a range of types and sizes of dwellings, including smaller dwellings and homes for the elderly. As one of the sites which underpins the Medway Waterfront Renaissance Strategy, it will also be important that Temple Waterfront complements rather than competes with housing being delivered on other regeneration sites. The character of the Temple Waterfront site lends itself more readily to medium and lower density development than to the higher density development that might be associated with the completely urban waterfront sites at Rochester. Therefore, whilst Temple Waterfront must deliver a range of housing types and sizes which can underpin a mixed community, it is appropriate that the site delivers a relatively higher proportion of larger family housing or specialist tenures than on other regeneration sites to maintain a balance of housing across the Medway urban area.

6.21 Affordable tenures are important in delivering a range of housing suitable for local needs. Local Plan Policy H3 requires larger sites to deliver a negotiated quantum of affordable housing, assessed against a range of factors including the economics of provision, the overall mix of housing types and proximity to local services. Affordable housing is defined by the Local Plan as including rented or shared ownership dwellings provided at a subsidised cost by registered social landlords. Low cost home ownership involving a discounted purchase price is also included, subject to long-term retention of the dwelling as affordable housing can be guaranteed.

6.22 The Local Plan establishes a minimum target of 25% for delivery of affordable housing on larger sites. This target may be reviewed as part of the new LDF or in response to the findings of Housing Needs Survey and Housing Market Assessments. At the present time, Medway Council expects that around 60% of affordable housing will be provided as social rented property, with the remaining 40% as shared ownership property. Current evidence indicates a need for the majority of affordable provision to be in the form of one or two bedroom dwellings. The exact mix of tenure and type of affordable housing will be determined through negotiation; where up to date evidence at the time of application indicates requirements which differ from those set out in the Local Plan, Medway Council will seek to negotiate an appropriate scale and balance of provision in accordance with this evidence. Specific affordable housing sites will be identified through the detailed design of development following the grant of outline consent for proposals. The provision of affordable housing and necessary mechanisms for its retention as affordable stock will be included in a legal agreement secured at outline planning permission stage.

6.23 Medway Council is committed to good quality design in affordable housing. Affordable housing will need to be constructed to Housing Corporation Scheme Development Standards and will be assessed against the Corporation's Housing Quality Indicators. Specific advice on affordable housing elements of proposals should be sought at an early stage from Medway Council's Housing Strategy and Development Service.

Principle 3: Open Space, Nature Conservation and the River

The recreational, ecological and functional values of open and natural space and the River Medway should be maintained and enhanced, whilst acting as a setting for the new and existing communities.

- **Development should ensure the protection and enhancement of the River Medway SNCI at Temple Marsh in accordance with Policy BNE36 of the Local Plan. Protection and enhancements to the ecological value of the SNCI should be achieved through appropriate management and access measures.**

- **Development should enhance the value and usefulness of open space for wildlife and people through design, investment and management in accordance with a comprehensive landscape and open space strategy agreed with Medway Council. The strategy should encompass issues including but not limited to biodiversity, identity, use and activity, accessibility, safety and surveillance and long term management.**

- **Development will be expected to contribute towards the aims and objectives of the emerging Medway Countryside and Open Space, Wildlife and Countryside Strategy to provide accessible open space within an emerging Green Grid in Medway.**

- **The interface between development, the river and open space should be designed and managed to create a positive and sensitive transition between uses which integrates the visual impact of development whilst creating a secure and overlooked recreational area and discouraging disturbance to the inter-tidal habitats.**

- **Proposals should be designed to deliver a network of urban and green spaces which give a sense of arrival to the development, which support the creation of a sense of place and which contribute to the character of Temple Waterfront.**

- **Proposals for development must be informed by appropriate site assessments including ecological assessment, contamination and ground condition assessment and archaeological assessment.**

- **Proposals for development must be informed by Flood Risk Assessment (FRA) of the site and be acceptable in these terms to relevant authorities including the Environment Agency.**

- **The pillbox located within the site should be retained and put to an appropriate alternative use such as a hibernaculum (bat roost). Proposals should safeguard the integrity of the structure and respect the location of the Pillbox in an ecologically sensitive area.**

6.24 Whilst applicants will be expected to demonstrate how the full Temple Waterfront site area will be addressed in planning terms, it is not appropriate for the whole site area to be subject to built development. The nature conservation value of the SNCI within the Temple Waterfront site establishes a presumption against accommodating built development unless connected with or necessary to the management of the site's nature conservation interest. In accordance with Local Plan Policy BNE36, proposals which affect the SNCI will be assessed for their potential impacts before determining the acceptability of the proposal.

6.25 It is important that applicants make provision in their proposals for effective long-term protection and management of the SNCI. Applicants will be expected to demonstrate how this area can be enhanced in nature conservation terms and can be appropriately managed in public access terms. It will be important for applicants to demonstrate how built form adjacent to the designated area has been sensitively designed to respond to the particular circumstances of the SNCI. This should encompass the way in which the use of the SNCI can be managed through natural surveillance and through defensible boundaries. In particular, measures must be made to manage access by people and by domesticated animals. Applicants will be expected to produce a comprehensive landscape, open space and nature conservation strategy, to be agreed with the Council, which covers management issues relating to the SNCI and to make financial contributions, secured by legal agreement at the granting of outline planning permission, towards the implementation of this strategy. This strategy should be informed by an appropriate arboriculture survey.

6.26 The biodiversity interests at Temple Waterfront are relatively robust and are capable of existing alongside increased levels of recreation. However, it will be important for applicants to consider the potential implications for adjoining development of ongoing ecological management, which is likely to comprise reoccurring soil disturbance and or soil movement. Applicants should also consider the degree to which the need for remediation across the site may influence ecological considerations.

6.27 The Council recognises that the Temple Marsh open space fails to fulfil its potential as an informal open space resource because of its isolation, lack of natural surveillance and lack of an overall management plan. Policy L3 of the Local Plan establishes a presumption against the loss of open space unless redevelopment of a part of the site can best deliver enhancement of recreational facilities. The SA Options Appraisal which has informed preparation of this Brief suggests that achieving a balance of social, economic and environmental objectives can be best achieved by an approach which makes use of part of the existing designated open space to deliver a more sustainable form of development. This approach can deliver sufficient development to support the viability of community and other facilities such as a local shop and public transport, whilst safeguarding the areas of highest ecological value and allowing reinvestment in remaining areas of the open space. The Council therefore accepts that, in principle, it may be necessary for part of the existing Temple Marsh open space to be developed to allow the overall scale of development envisaged at Temple Waterfront to be delivered, and to ensure the long-term future of Temple Marsh as a safe and valued recreational environment. The appropriateness of proposals will be judged against all relevant policies in the Local Plan and policies in the emerging LDF.

6.28 Applicants who seek to promote development on any part of the Temple Marsh open space should demonstrate that their proposals support the viability of local services, contribute to a sense of place, ensure the long-term future of remaining open space at Temple Waterfront, and deliver a safe and well defined open space resource. Proposals which seek to develop the full extent of the Temple Marsh open space will not be acceptable. Applicants are advised to consider guidance set out in paragraphs 16, 17 and 18 of *PPG17: Planning for open space, sport and recreation.*

6.29 It is envisaged that remaining open space at Temple Marsh will continue to be of an informal character and should sustain a mosaic of habitats within the functional open space network in Medway. Formal sports provision, including sports pitches, will not be appropriate as part of development proposals but contribution may be sought for off-site provision. Applicants should consider how the open space can be improved and enhanced to provide a range of informal leisure opportunities including walking, cycling, picnicking and informal play, for example an area suitable for kick-about, a trim trail or kite-flying. Applicants are expected to demonstrate an emphasis on creative, natural, informal, low impact and low maintenance landscape proposals. Applicants will be expected to show how their proposals increase the usefulness of the open space, and show how it can be more welcoming as a consequence of improved access and surveillance. As part of their comprehensive landscape strategy, applicants will be expected to identify specific improvements and investments, and demonstrate how long term management and maintenance should be undertaken, particularly of ecological habitats. Financial contribution to support this strategy will be secured from applicants by legal agreement at the granting of outline planning permission.

6.30 The treatment of the Medway river edge should be an important component of all proposals. It is envisaged that the river edge will remain an informal green space which provides a varied interface with the Medway. Proposals should consider the degree to which the existing character of this edge can be retained through management and by specific investment in new planting, improving paths, seating and viewing areas. Applicants are expected to consider how existing landscape elements, such as taller trees, can be maintained and reinforced to ensure their long term survival.

6.31 The existing river edge shows clear signs of erosion and may require works to stabilise the ground and to improve standards of flood defence. It is important however, that works to the river edge maintain a balance between flood defence requirements, other geotechnical issues and safeguarding ecological and recreational ambitions. Those parts of the site identified for development are therefore expected to be subject to land raising. Applicants should consider how this can be achieved as part of their wider landscape and flood defence works. Proposals should take account of guidance contained in PPG25 and emerging PPS25.

6.32 Effective design of the transition between built form and open space must be a key element of any proposal for development at Temple Waterfront. It is important that natural surveillance of open space is maximised to improve the safety and usability of that space. Proposals which seek to segregate development from the open space will not be acceptable. Applicants should use built form, landscape and architecture to create a gradual transition between development and open space.

6.33 Urban spaces within development should be used positively to create a sense of place and to support the character of Temple Waterfront and its relationship to Rochester and the surrounding area. Spaces should form part of a high quality public realm network which provides both informal and formal spaces throughout development. In particular, provision should be made for a sense of arrival through gateway spaces. Temple Waterfront should be a place where hard and soft landscape areas complement each other to create an interesting and varied environment which responds positively to the green space and riverside setting.

6.34 The existing World War II pillbox located alongside the river at the southern end of the site is an important reminder of Medway's historically strategic location. Proposals which seek demolition of the pillbox will not be acceptable. Applicants will be expected to demonstrate how they have considered opportunities for the positive re-use of the pillbox for visitor or nature conservation uses, and to ensure its continued survival as an important military monument.

Principle 4: Community Facilities

A range of supporting community facilities should be delivered, including local shops, services and community space where the need arises as a result of the development and taking account of locally identified needs.

- **Proposals should ensure delivery of a range of supporting community facilities, including local shops, community services and community space in accordance with Local Plan Policies S6 and CF2. Wherever possible, services and facilities should be located to support the creation of a local centre to serve the development and surrounding areas.**

- **Where the need arises from the development and this cannot be met by existing provision proposals must make appropriate contribution to education provision in a form agreed with the local education authority.**

- **Development should ensure that appropriate provision is made within or adjoining development for children's play space including facilities for older children, and that appropriate contributions are made to off-site formal sports facilities, in accordance with Policies L4 and L5.**

- **Development proposals should aim to make provision for visitor facilities to support those ecological and open space facilities within the site where appropriate. Built accommodation may be designed to accommodate community facilities including meeting space.**

- **Developers will be expected to contribute to the future maintenance and management of public open space and on-site community facilities in accordance with a comprehensive landscape and open space strategy.**

6.35 Because of the degree of disconnection from local facilities (as set out in Part 4 of the Brief), it is important that Temple Waterfront delivers a range of community and other supporting facilities on site. These can benefit new residents as well as provide facilities for those that already visit or work in surrounding areas and are shown in the Sustainability Appraisal to be a strong component of achieving social and economic sustainability. A range of community facilities should therefore be delivered on site as part of a local centre which could most effectively be located towards the southern part of the site where facilities can complement others nearby (such as at the Medway Valley leisure park). Provision should be made for a community meeting and exhibition space which can act as a shared resource for residents and which complements other community strategies such as the Medway Community Plan and Medway Children and Young People's Plan. Where a demonstrated need arises for local healthcare provision as a consequence of proposals, suitable provision will be expected as part of the local centre. Grampian conditions or legal agreement will be sought for delivery of community and other supporting land uses.

6.36 It is unlikely that development proposals at Temple Waterfront will be significant enough in themselves to require on-site education provision. It is therefore currently anticipated that if justified, applicants will be expected to enter into a legal agreement for appropriate financial contribution to off-site educational provision at primary and secondary levels. The potential for on-site nursery facilities should be considered by applicants and where appropriate, such facilities may be commercially operated.

6.37 Appropriate provision for children's play space, such as the need for LAP, LEAP and NEAP play space, must be made in all applications in accordance with NPFA standards set out in Local Plan Policy L4. In recognising that formal open space is not appropriate at Temple Marsh, contributions will be sought for off-site provision of such facilities. Although it is appropriate that Temple Marsh should accommodate informal recreation provision to serve development, applicants wishing to take this approach must agree a comprehensive landscape, open space and nature conservation strategy which sets out how investment and management of open space will be secured in the long term.

6.38 As a component of their comprehensive landscape strategy, applicants should consider opportunities for attracting and accommodating visitors to Temple Waterfront. Considerations should include the provision of, and access to, public transport as well as parking for cycles and cars. An opportunity exists for the provision of interpretation panels relating to nature conservation, industrial heritage and cultural heritage, and to particular local points of interest (such as Temple Manor and Rochester Castle). Proposals for a specific visitor centre will be considered favourably where this can provide local amenities such as an information point, public conveniences, a meeting/exhibition space and a café. Proposals should be well located with respect to the local centre and may be capable of sharing some facilities, such as car parking. Temple Manor may have a role to play in this, although it is removed from the main Temple Waterfront development area. Applicants will need to have considered the potential for revenue generation and for long-term management of facilities. There is an opportunity for any such facility to exemplify innovative and sustainable architecture and the use of sustainable materials.

Principle 5: Access, Movement and Transport

Development should promote sustainable patterns of movement, taking all reasonable opportunities to encourage walking, cycling and the use of public transport, and to reduce travel by car. Development should enhance opportunities for local movement by providing new and enhanced links in existing movement networks.

- Development should be designed to incorporate a hierarchy of routes promoting pedestrian and cycle movement within and beyond the site including removing barriers to movement where practical.

- The pedestrian and cycle network should be supported by a hierarchy of streets. The primary route through the site should be aligned parallel to the railway to allow development to integrate with open space. However, if Morgan Timber remain on the northern part of their current site, the primary route will run between their site and the river before turning west towards the railway line.

- A riverside path and cycleway should be provided in accordance with Local Plan Policy L11. This should provide access southwards to the existing waterfront route to the Medway Valley Park leisure development and facilitate extension of the route northwards to Strood.

- Provision should be made for new or extended public transport routes and facilities to serve the development in accordance with Local Plan Policy T6. All new development should be located within 400m of a bus stop. Consideration should be given to opportunities for a new rail halt to serve the development and surrounding areas.

- Vehicle and cycle parking will be provided in accordance with the Council's approved parking standards and in agreement with statutory agencies and may include undercroft, on-plot, on-street or courtyard solutions. Parking should be overlooked to improve security and encourage use.

- Proposals should be informed by a transport assessment for the whole site, supported by travel plans for commercial and residential development in accordance with Local Plan Policy T14.

6.39 The design concept for applications should be based around a clear hierarchy of streets and urban spaces which facilitate the movement of pedestrians, cyclists and vehicles. Streets should allow but not encourage through movement to reinforce connectivity between Strood town centre and the existing Medway Valley leisure park, but should not create a 'rat-run' within the local highway network. The movement of pedestrians and cyclists should be prioritised over that of vehicles wherever possible and appropriate. Appropriate measures, such as tactile paving or dropped kerbs, should be incorporated to accommodate the physical needs of all people. Streets and pedestrian routes (except the riverside route) should be overlooked and be fronted by development which brings animation to the public environment and improves safety. Streets should contribute to achieving a network of green space and high quality public realm. Appropriate traffic calming measures should be designed into streets as necessary, but should avoid the use of exaggerated vertical deflection, particularly on streets which accommodate public transport movements. Traffic calming should therefore be achieved by the disposition of buildings, landscaping, surface treatments and parking.

6.40 The hierarchy of streets should be reflected in widths, the use of materials, design speed and the priority afforded to pedestrians and cyclists. Where on-street parking is provided, this should be integrated into the streetscape. Street furniture should be of the highest design and material quality and should positively contribute to the public realm.

6.41 In order to reduce potential adverse noise or visual impacts along the rail corridor, the primary route through the site should be located to act as a buffer between the railway and uses on the site (unless Morgan Timber remain in the northern part of their current site when the primary route will run between their site and the river for the length of the Morgan site). This approach will also reduce the potential for the primary route to segregate parts of the development or to act as a barrier between development and open space. Traffic calming measures using horizontal rather than vertical deflection measures may be necessary along this route to ensure appropriate traffic management, in particular with respect to vehicle speeds.

6.42 The River Medway acts as a significant leisure resource for residents and visitors; in supporting that role, Temple Waterfront has an important part to play in facilitating movement by foot and by cycle along that corridor. Access to green space, including Ranscombe Farm and the public right of way network should be promoted by development. In accordance with Local Plan Policy L11, applicants will be expected to make provision for a riverside path and cycleway which provides a connection to the existing walkway at the Medway Valley leisure park and which facilitates the potential implementation of a connection northwards to Strood. The Council has a long term aspiration to create a riverside pedestrian and cycle route to Strood on the river side of the railway line. In recognition of the natural greenspace character of the riverside edge, riverside pathways are expected to be designed as informal, unlit and low impact routes. An alternative walking and cycle route should be provided to ensure a safe, direct, lit and overlooked connection through the development which is capable of use at night and which can support the provision of evening and night time public transport services. Consideration should be given to the use of cycle lanes where appropriate.

6.43 The scale of development acceptable at Temple Waterfront should be considered with reference to the potential for public transport to serve the development and to create local and strategic transport connections, particularly to Strood town centre. Developers will be expected to demonstrate how their proposals will affect the local highway network and reinforce public transport networks. Developers will be expected to mitigate any adverse impacts arising and make a financial contribution towards improving public transport services.

6.44 Applicants will be expected to have discussed potential public transport solutions with relevant operating authorities and operators in advance of submitting their application. It is expected that bus-based public transport will be provided to serve the development, connecting into or providing additional services to those which already exist in the locality. Services should enable good levels of accessibility at all times of day, with particular consideration given to evening and night time services. The pedestrian environment at public transport stops should be designed to allow safe use at night, and coupled with a well-designed footpath network, will allow residents and visitors to make greater use of evening and night time public transport. Consideration should be given to the use of shelters, real-time bus information and raised kerbs to allow boarding.

6.45 The potential for a rail halt to serve the Strood Waterfront Action Area is identified in Policy S10 of the Local Plan. This aspiration was included to ensure that were significant movements of people were being generated – for example by a large scale leisure attraction such as a stadium – such movement could be accommodated by public transport. It is considered unlikely that the scale of development being promoted at Temple Waterfront through this Brief will be significant enough in itself to justify a requirement for, or ensure the viability of, a new rail halt. Although only limited discussion has taken place with Network Rail or with Train Operating Companies, the Council also accepts that operational and technical circumstances (as a consequence of the site's proximity to existing stations and the physical environment around a potential location) may make a rail halt difficult to deliver. The Council does not therefore expect applicants to make provision for a new rail halt as part of their application, and developers will not be expected to safeguard land for such a proposal.

6.46 Proposals should consider the way in which access can be served to the site from the north. In order for the full capacity of the site to be realised, vehicular access must be capable of being served through the Walnut Tree Bridge (although access from Roman Way should serve as the main point of entry to the site). Given the constrained width and height clearance of this bridge, it is expected that traffic-light controlled single-direction working will be required at this access. Consideration should be given to the means by which pedestrian and cycle movement can be prioritised through and in the vicinity of the bridge and in particular be linked into the existing footpath network. The bridge's current height clearance is insufficient to allow double decker buses and high sided vehicles to pass under the bridge. Applicants should consider how this clearance can be increased to allow all types of buses to operate services through the site using both the Roman Way and Walnut Tree Bridge access points. In designing solutions to transport issues at Walnut Tree Bridge, applicants must consider the need to maintain access to Strood Yacht Club, operating businesses and houseboats. Particular consideration should be given to the need to ensure provision of flood defences to the satisfaction of the Environment Agency and Medway Council.

6.47 Consideration must be given to the phasing of development and the timing of achieving a connection through the site linking the Roman Way and Walnut Tree Bridge access points. It is also important that applicants consider the potential for future relief to the A228 at the Darnley Arch via Roman Way, and in particular to the need not to preclude achieving a future riverside connection to Strood town centre.

6.48 Transport for Medway (TfM) is a major government funded project led by Medway Renaissance to develop a new, integrated transport policy for Medway. A series of six short term and three long term measures have been adopted to support the Medway Waterfront Renaissance Strategy. These include promoting bus priority measures and improving the image of public transport. Applicants will be expected to adhere to Principles set out in this Development Brief and to provide support for Transport for Medway measures wherever possible. Opportunities to access the site via the river may be supported provided that they are consistent with ecological, hydrological and landscape policies.

Principle 6: Sustainable Development

All reasonable opportunities should be taken in design and implementation to reduce environmental impacts through maximising energy efficiency, minimising adverse impact on air quality, making use of renewable energy, minimising water, waste generation and resource use, and through the provision of local facilities for recycling.

- **Proposals are expected to demonstrate how they comply with Local Plan Policy BNE4 which promotes energy efficient development. Where possible, development should maximise energy conservation through the use of recycled building materials for design and building construction.**

- **All dwellings, including affordable housing, will be expected to comply with the EcoHomes 'very good' or equivalent standard; non-residential development will be expected to achieve BREEAM 'very good' or equivalent standard.**

- **All dwellings, community and commercial properties should be provided with suitable facilities for home composting, rain water collection and adequate storage/access to cater for door to door recycling services. Public recycling points should be provided at the local centre to serve the development.**

- **Applicants are encouraged to consider the potential for exemplary buildings which demonstrate innovative high-energy efficiency, use of renewable energy and environmentally sustainable construction techniques.**

- **Applicants are encouraged to consider opportunities for use of local labour during construction and the use of local companies for sub-contracting.**

6.49 Applicants are expected to consider sustainable development as an integral part of their proposal. The Guiding Principles set out in this Development Brief are underpinned by, and should be implemented to achieve, a sustainable development form at Temple Waterfront. In order to maximise the sustainability of their proposals, applicants should make provision for conservation in the use of natural resources – particularly the consumption of energy, fuel and water. Applicants will be expected to demonstrate how they have addressed issues including but not limited to:

- **impact on local air quality having regard to local Air Quality Management Areas and relevant Air Quality Action Plans;**

- **the impact of CO_2 emissions in the manufacture of construction materials required by the development and measures to be taken to address this impact;**

- **the opportunities for making maximum use of local and/or renewable building resources in the design, layout and construction of the site and of individual buildings;**
- **the incorporation of design features to deliver energy efficiency and water efficiency in the design, layout and construction of buildings (such as grey water recycling);**
- **measures for waste minimisation and recycling during construction and for the lifetime of the development;**
- **the use of energy efficient low pollution lighting to maximise energy conservation;**
- **opportunities for electricity being generated on-site from renewable energy sources including the use of solar energy and passive solar gain; and**
- **developing the landscape strategy using environmentally sustainable principles including the use of renewable or materials, sourcing materials locally and use of sustainable landscape management practices.**

6.50 Applicants should consider the realistic potential for the use of sustainable drainage systems (SuDS) on site. Given the geotechnical circumstances of the site, including areas of made ground and landfill, it is unlikely that a complete SuDS solution will be appropriate for development. Applicants are nonetheless encouraged to consider how elements of a SuDS approach may be applied to their proposals, for example through interception of run-off from building roofs.

6.51 It will be necessary for applicants to make appropriate provision for domestic and commercial recycling. This should specifically address the availability and design of storage spaces for recycling receptacles within and outside buildings, as well as convenient managed access to outdoor storage spaces.

6.52 Temple Waterfront presents an opportunity to showcase innovative sustainable design in practice. Applicants are encouraged to consider how residential, employment, community or commercial buildings may be designed to exemplary standards or may form part of sustainable development and construction programmes.

Design Approach

Developing the Concept

6.53 In evolving the scheme for Temple Waterfront it is important to consider and respond to both the influences on the site and the aspirations of the guiding principles. In order to maximise the opportunity, Temple Waterfront should comprise a mixed use new community within a parkland and riverside setting. Due to the site's relative isolation it is imperative that it creates its own identity whilst maximising the site's openness, flat topography and relationship with the River Medway and Rochester beyond.

6.54 The following topics define the key spatial and place making tools enabling a comprehensive master plan to emerge.

Spatial Structure

6.55 It is important to understand Temple Waterfront within its wider setting. The Medway Valley railway line causes a sense of disconnection from the surrounding area, particularly since no riverside access is available to Strood town centre. In reality however, the site is proximate to the town centre and to the adjoining area of existing mixed use development including the recently opened Morrisons food store. Further to the west, beyond the industrial area to the west and the North Kent railway line, lies a large area of predominantly residential development. Two pedestrian underpasses connect westwards under the Medway Valley Railway line and provide an opportunity for lateral connections inland.

6.56 Spatially the site most obviously relates to the River Medway corridor and visually to Rochester, and in particular, to Rochester Castle. The scheme should seek to maximise this relationship and views to create a diverse and visually rich frontage to the open space. The master plan will also need to be mindful in achieving a successful balance between a suitable response to the river and views outside of the site, whilst realising a development that relates to Strood and the local area.

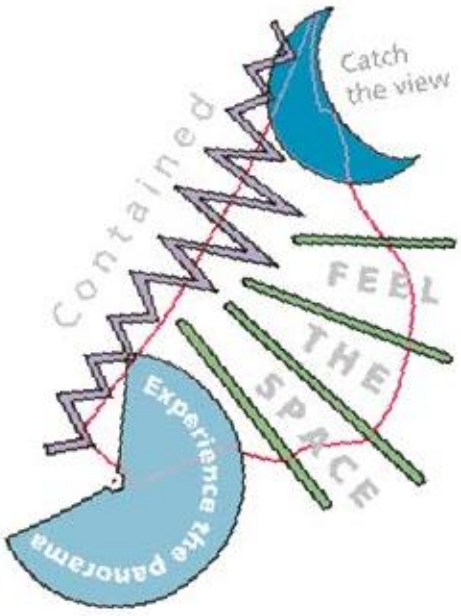
Visual response

6.57 A particularly interesting aspect of the site is its visual relationship to the wider area - Temple Waterfront is located within a fantastic setting. From the elevated southern access at Roman Way a panoramic vista is experienced over both the site and the wider area. The built form should relate to this by framing the panorama and not blocking views.

6.58 The site is contained by Medway Valley railway line running along embankment adjoining the western boundary. The scheme should ensure that this edge is responded to positively within the overall development layout.

6.59 In the northern area of the site there needs to be a flexible approach to development to allow for the possibility that Morgan Timber will remain in the northern part of their current site. This part of the site offers fine views towards Rochester, and in particular Rochester Castle. Development in this area, whilst maximising this view, must also consider the return view of development back from Rochester towards the site. A formal crescent would be an appropriate response with streets aligned on the view to the Castle.

6.60 The main body of the site has a filtered relationship to the open space because of existing landscape and vegetation. Existing vegetation should be retained wherever possible and new planting implemented to further strengthen this edge. Built form should front the open space, making best use of the views and connections but also providing an active frontage and natural surveillance of the public realm. A key objective of the scheme will be to make the open space safe, accessible and useable.



Movement

6.61 The site's relative isolation means that strengthening and supplementing connections to the surrounding area will be an important factor in integrating the scheme with the local area.

6.62 The primary highway route through Temple Waterfront will create a link between Strood town centre and the existing Medway Valley leisure park. This link should be convenient and well used by those living and working at Temple Waterfront, but should not create a 'rat-run' within the local highway network. This route should serve as the public transport corridor through the development creating an improved connection between Strood town centre and the leisure park. In order not to sever the open space from the development this route runs alongside the Medway Valley railway line. This also has the benefit of managing the extent of potential noise intrusion to the site. However, should Morgan Timber remain in the northern part of their current site the route from Walnut Tree Bridge would follow the river before running west to follow the railway line.

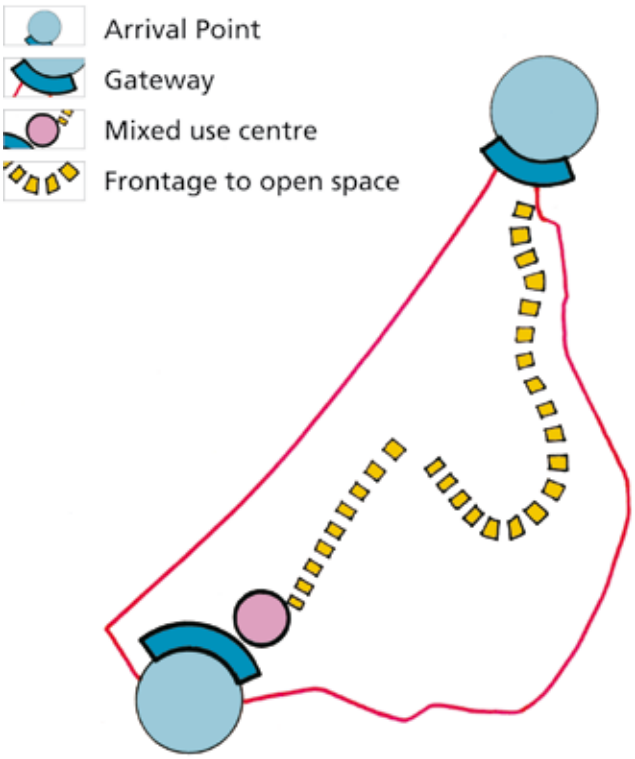
6.63 Temple Waterfront should offer a hierarchy of routes including the primary infrastructure streets, mews and home zones. Cycle and pedestrian routes should run throughout the site with key connections providing secure and direct night-time routes.

6.64 Within the open space the scheme should create a shared riverside route for both pedestrians and cyclists which will serve as a leisure route or as a movement corridor during the day. Careful design will be required adjoining the SNCI to prevent adverse impact on ecological interests. The riverside route should form part of a network of pedestrian and cycle routes which provides access through the development and to the river, as well as to adjoining developed areas. A signposted nature trail should be established through the SNCI which encourages access to, and appreciation of, the habitats, but which retains some areas undisturbed.

Nodes and Activity

6.65 The way in which the site is revealed from highway access points should be exploited to enhance the sense of arrival. From the south the entrance to the site is elevated at Roman Way, and to the north the entrance is through the Walnut Tree Bridge from Knight Road and into the site. The unveiling of these panoramas could be achieved through the orientation of routes, the careful placement of planting, and the creation of viewing points.

6.66 The arrival points at either end of Temple Waterfront create a setting for the development gateways. It is envisaged that these gateways will utilise built form to define the edge of the development. The scale, massing and design of these buildings will be important in achieving a suitable high quality gateway which may also be visible from a distance. This also applies should Morgan Timber remain and redevelop in the northern part of their current site.

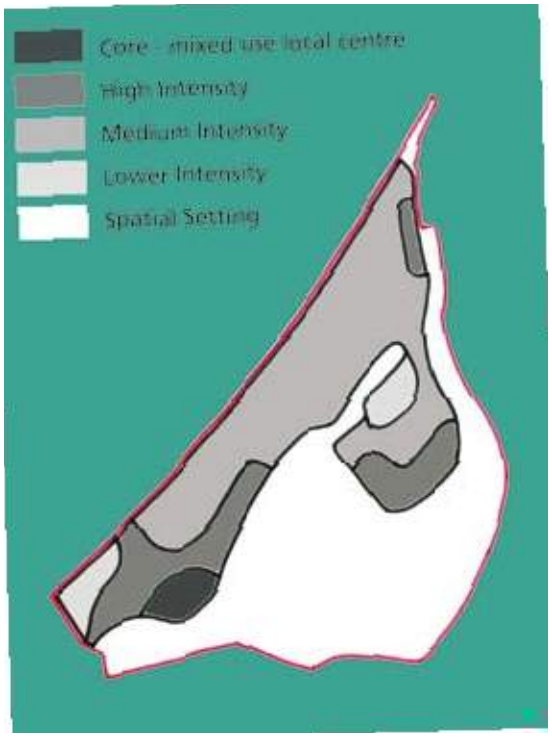


6.67 The mixed use local centre forms part of the southern gateway and its built form should further emphasise the arrival point. It is envisaged that the local centre will include a range of uses including retail, commercial, community and residential in a vertically mixed form. Concentrating the small scale commercial elements of the scheme helps to create vibrancy and support viability.

6.68 The site's relationship to the river and open space offers the opportunity to create an active edge through employing development frontage which will ensure that the community is part of the spatial setting and is connected rather than disconnected from its context.

Site Massing

6.69 In establishing a diverse new and sustainable community at Temple Waterfront it is important that varied massing, development form and range of land uses are utilised. Specific areas of the site lend themselves to certain development responses.



6.70 The adjoining industrial development areas comprise large warehouse and factory scale built form. The site is visually and, with the exception of the two underpasses, physically disconnected from this area allowing the site's development form to relate more closely to the riverside setting than to the industrial backdrop. That said, larger footprint employment uses can be located so as to use the existing industrial background to reduce the apparent visual bulk of buildings. This allows residential development to be located in areas where the visual background is less capable of disguising large building forms.

6.71 It is anticipated that the local centre to the south of the site will be the focus for a mix of uses and higher density residential development. Its location close to Roman Way and on the main route through the development allows it to benefit from passing trade and from proximity to established urban areas. Opportunities for relatively higher densities also occur adjoining the open space and at the key view corridors to and from Strood, Rochester and Rochester Castle.

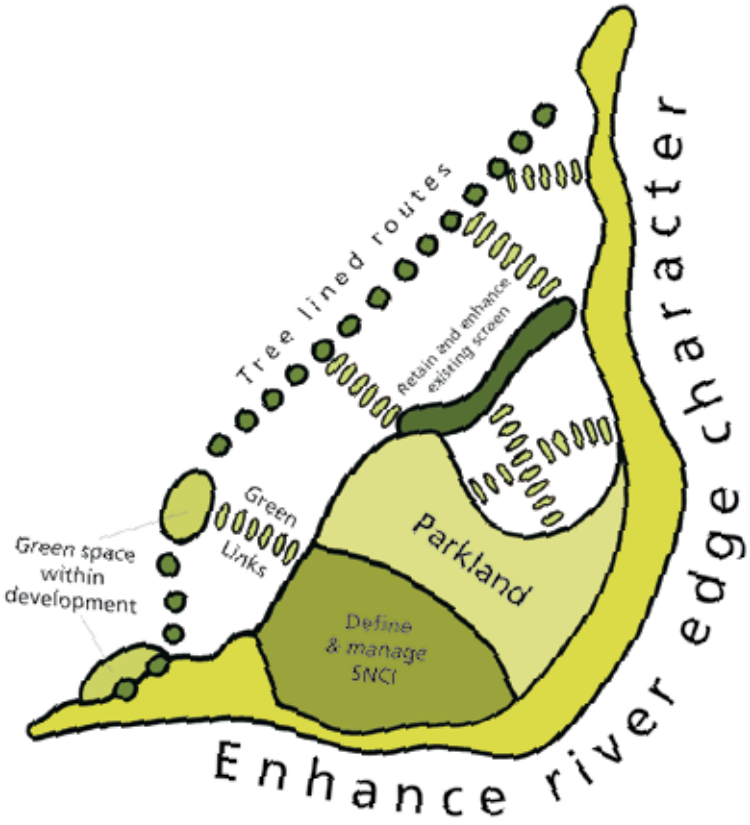
6.72 Significant areas of the site can provide family housing in the form of town houses. These are likely to be in terraced and perimeter block form to ensure that appropriate densities are achieved; these densities will be similar to densities in adjoining historic areas. The inclusion of lower intensity areas maintains the opportunity for the provision of some larger semi-detached and detached family housing.

6.73 The intensity of development should respect a number of key issues including the view opportunities to and from Rochester, the relationship of built development to the spatial setting of the River Medway corridor and Temple Marsh open space, the creation of gateways and the relationship of the development to the surrounding area.

Green Space Components

6.74 Development at Temple Waterfront can encompass a network of open spaces. The emphasis within all open space should be the improvement of public access, safety and long-term management. There are significant areas of existing vegetation which can be retained, as well as protected areas of ecological interest which require positive access management. Enhancing the open space and ecologically rich areas as an educational resource should be promoted as an important part of the comprehensive development proposals.

6.75 Temple Marsh will become a high quality riverside park – a focus for informal recreation. Opportunities for leisure and relaxation along the river edge should be improved by providing seating and viewing points, a setting for new public art, as well as the interpretation of views, historical context and ecology. By providing areas free of landscape obstructions, the riverside park could become a focus for occasional local festivals and concerts.



6.76 Strong green corridors will need to be established leading to and from the riverside park; these can incorporate tree planting, grass areas and pedestrian routes. Green corridors should align with existing vegetation where appropriate.

6.77 The development area must incorporate usable green space which may be in the form of pocket parks, formal squares, children's play areas and a good network of footpaths and cycle routes. Key highway routes also provide an opportunity for greening the development through the utilisation of boulevard street tree planting and potentially ecologically diverse verges. The built edge abutting the open space will require careful design to ensure that a suitable transition between hard and soft land uses is achieved.

Illustrative Master Plan

6.78 The illustrative master plan is the next step in the design approach. It builds on the design concept and uses the Guiding Principles to define a development form.

6.79 The illustrative master plan is, by its nature, an expression of potential and does not seek to set out detail or define the exact form of development. This approach is an interpretation of the guidance, and whilst it reflects the Council's aspirations, it should not be construed to be the only acceptable design solution. The master plan does however reflect the degree of ambition which applicants are expected to achieve. The footprint of development indicated on the master plan shows an encroachment in an area of protected open space and as such is likely to be a departure from the development plan. Any specific proposals for this area would need to be assessed against policy L3 of the Local Plan and a clear case made for any loss of open space.

6.80 The master plan delivers around 600 dwellings and about 20,000 sqm of employment and commercial floorspace. This includes 15,000 sqm of mixed commercial floorspace, and around 5,000 sqm for the relocation of Morgan Timber. It establishes a local centre as a focus for development. Although the illustrative master plan accommodates some development within the Temple Marsh open space, it does so in a form which provides significantly enhanced natural surveillance to the open space, which supports a transition between the built form and natural space, and which retains important natural space alongside the river and at key points within the site.

6.81 The illustrative master plan can be described by highlighting in-turn the sequence of built and natural elements which form the scheme. Moving from south to north:

- **The creation of a sense of arrival is central to the urban form in the southern part of the site. The elevated approach from Roman Way gives panoramic views into and across the site towards the Medway and Rochester. The Castle provides a focal point for those approaching the site, and acts as an introduction to the waterside regeneration sites along the river.**

- **As the approach drops to ground level, a positive landscape and built form response creates a gateway to Temple Waterfront. This highly visible location allows the local centre to act as a focus for the development and for adjacent areas – a hub of activity which creates a sense of place which welcomes residents and visitors alike. Community and commercial facilities are centred here, creating a vibrant centre which gives identity to the development.**

- **The primary route through the site turns inland and follows the railway corridor northwards. This helps to buffer development from the railway, but also ensures that built form within the site is able to properly address the river and open space. This area is capable of accommodating a mix of housing – from apartments and smaller dwellings to family housing. Commercial floorspace is accommodated on all floors within commercial blocks and on ground floors in support of the local centre.**

Residential
Employment
Primary routes
Secondary routes
Pedestrian/cycle routes
Mixed Use local centre
Parkland
Structured planting
Children's play
Viewing points
0m
200m

- **The central part of the site shares a relationship with the open space and acts positively to establish natural surveillance of space. It provides on one face an animated frontage to residential development, whilst on the other face it addresses a larger scale of employment uses. This area is a transition and buffer and is capable of accommodating a range of uses such as live/work units, offices and light industry.**

- **The illustrative master plan shows how a relocated Morgan Timber operation could be accommodated (shown as a large footprint unit in the centre of the site). The strong landscape edge to the east makes use of existing vegetation and is used to provide a buffer to residential areas, helping to mask a blank elevation. Because of blank elevations and potential noise exposure, care needs to be taken as to the way in which this large industrial use relates to the primary route and surrounding uses. A further transition northwards is provided from the main frontage of the building to smaller commercial opportunities and residential uses. Should Morgan Timber choose to remain in the northern part of their site, the primary route would initially run adjacent to the river and then turn west along the southern boundary of the Morgan Timber site to link to the route shown in the illustrative master plan. It will be important to ensure safe facilities for pedestrians and cyclists alongside the primary route where it fronts Morgan Timber.**

- **The northern pocket of the site presents a positive outlook to the river and Rochester. There is potential to capitalise on views to and from the Castle and the river. Opportunities have been taken to use the public realm and orientation of routes to create a focal point responding to the Castle. The northern access requires careful treatment to resolve a narrow but busy part of the site, acknowledging its role as a gateway.**

- **Further residential uses give a varied edge of both built and open elements to the open space whilst maintaining a continuity of development facing the river. This approach ensures that green space permeates the development and it delivers surveillance across the open space. There are opportunities for a range of residential densities – from higher density apartments carefully designed to avoid a block-like frontage, to lower density family housing which benefit from larger rear gardens. This area is important for pedestrian, cycle and wildlife permeability. For pedestrians and cyclists, it offers a safe overlooked lit route through the development on a desire line between the north and south access points to the site.**

- **Temple Marsh has become a riverside park accommodating low key recreational uses. A network of paths, both formal and informal, move through parkland to provide a range of leisure opportunities. Benches and picnic areas provide an opportunity to enjoy glimpsed views of the river and towards Rochester. The former kart track is colonised by an increasing diversity of ecology and offers a managed opportunity for recreational and educational use. Access to the SNCI is managed to minimise disturbance through enclosure and natural surveillance.**

- **The interface between the local centre and nature conservation area allows the visitor centre to share facilities with commercial and community uses. This area provides an opportunity for visitor interpretation or information points.**

PART E: DELIVERY

Delivering quality development

7 DELIVERY

Planning Application Process

7.01 The purpose of the guidance in this Development Brief is to share information known about the Temple Waterfront site and its context, and to advise potential applicants of the issues to be considered in drawing up their proposals for development.

7.02 This document takes into account many of the comments made during consultation on a draft version and has been adopted as a Supplementary Planning Document to the adopted Medway Local Plan. Applicants will be expected to take clear cognisance of the advice contained in this Brief and to respond positively to the requirements set out.

7.03 Applicants will be expected to submit proposals in the form of an outline planning application, supported by necessary documentation as set out below. Applications should include the entire Temple Waterfront site area and include proposals for the management of open space and nature conservation areas. If applicants are unable to submit proposals for the whole site, a master plan for the full site area should be submitted with clear support from all landowners.

7.04 Proposals for development in accordance with the guidance in this Brief are likely to fall within the scope of Schedule 2 of the Environmental Impact Assessment Regulations 1999 and may therefore be subject to the need for EIA. Applicants are advised to seek clarification on this matter at the earliest opportunity and should consider whether a Screening Request should be made to the Council under the terms of Part II of the Regulations. Where an EIA is required, a Scoping Request should be made under the terms of Part IV of the Regulations.

Outline Planning Application

7.05 Outline planning applications should be accompanied by supporting information to allow appropriate consideration of proposals. Applicants are therefore expected to submit the following information as part of their outline application:

- **where required, an Environmental Impact Assessment in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended addressing all relevant environmental issues;**
- **where no EIA is required, applicants should submit assessments relating to archaeological, geotechnical, ecological, air quality and noise issues;**
- **a development framework plan for the development supported by parameter plans setting out key parameters for the development, including: the disposition of land uses; the density and massing of development; the movement network; and, the greenspace network;**
- **an assessment of the sustainability of the proposed development setting out how sustainable design measures will be implemented. The scope of the assessment should be agreed in advance with Medway Council;**
- **a full flood risk assessment to comply with the requirements of Planning Policy Guidance Note 25 or subsequent equivalent government guidance;**
- **a transport assessment identifying: the impacts of development on the local and (where appropriate) strategic highway network; the provision of new public transport services; and off-site highway works necessary to mitigate the impacts of development;**
- **a planning statement;**
- **a landscape, open space and nature conservation strategy as detailed in this Brief covering matters agreed in advance with Medway Council;**
- **an access and design statement in accordance with Circular 1/2006 or other published government guidance;**
- **draft Heads of Terms in accordance with the requirements of this Brief to inform Section 106 negotiations.**

Phasing / Planning Obligations

7.06 No requirements are set out in this Brief in relation to the expected phasing of development. Applicants will be expected to consider phasing as part of their application and include consideration of access, infrastructure, landscape and ecology issues. An illustrative phasing programme covering these aspects should accompany all applications.

7.07 Off-site improvements and reinforcement is likely be required to ensure adequate supply of utilities to the site. Early consideration should be given to the need for these investments, with all on-site infrastructure designed to adoptable standards.

7.08 Where certain works and/or facilities are pre-requisites for development, or require delivery at specific times or stages of development, these requirements will be established by planning conditions attached to any outline grant of planning permission and will be secured by Section 106 legal agreement.

7.09 A section 106 legal agreement will be negotiated between Medway Council and applicants prior to the granting of outline planning permission to ensure appropriate delivery of supporting infrastructure and facilities, and to ensure long-term management of key environmental assets. Items expected to be covered by legal agreement include, but are not limited to, the following:

- **provision of affordable housing (including quantum, tenure and location) in accordance with an Affordable Housing Plan agreed with the Council;**
- **off-site transportation works as deemed necessary by the Council;**
- **provision or contribution to provision of an enhanced public transport service together with appropriate ongoing revenue support;**
- **implementation of a sustainable travel plan;**
- **appropriate highway and services agreements;**
- **provision for and maintenance of flood defence works;**
- **contribution to the provision of appropriate education facilities, including library facilities;**
- **provision of appropriate community facilities and future contributions to maintenance (expected to include the provision of a new community building or hall on site, at minimum) together with other appropriate elements of the local centre;**

- **provision or contribution to healthcare provision on- or off-site to meet the needs of the new development (the nature and scale of provision to be agreed with the Primary Care Trust);**
- **contribution to the improvement and management of public open space in accordance with a landscape, open space and nature conservation strategy to be prepared by the applicant;**
- **provision or contribution to provision of visitor facilities including a visitor centre, interpretation panels, public art or other appropriate facilities; and**
- **management and/or maintenance agreements.**

7.10 The Section 106 legal agreement is likely to include provision for the ongoing management and maintenance of community facilities, open space, play space, paths/cycleways and flood defences by an organisation or by organisations identified by legal agreement. Under these circumstances, commuted sums will be sought to ensure appropriate continued levels of management and maintenance.

Building Regulations Approvals

7.11 Buildings constructed on site will require approval under the Building Regulations and will have to comply with the provisions of those Regulations in respect of such matters as structural stability, insulation and ventilation. Developers are strongly encouraged to contact Medway Council's Building Control Service in respect of these matters. Initial approaches should be made to the Building Control Manager.

APPENDIX A: LIST OF ORGANISATIONS CONSULTED

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Representatives of the following organisations and departments were invited to the Temple Waterfront workshop on 7 February 2005:

Medway Council: Economic Development
Medway Council: Education
Medway Council: Housing
Medway Council: Development Control
Medway Council: Green Spaces
Medway Council: Education
Medway Council: Design and Conservation
Medway Council: Environmental Protection
Medway Renaissance
Transport for Medway

Representatives of the following organisations and departments were invited to the Temple Waterfront workshop on 22 March 2005:

City of Rochester Society
Countryside Agency
CPRE Chairman (Medway District)
Cuxton Parish Council
Cyclist Touring Club
English Heritage
English Nature
Environment Agency
Friends of the Earth
Highways Agency
Kent Council for Voluntary Youth Service
Kent County Constabulary
Kent Historic Buildings Committee
Kent Wildlife Trust
Medway Access Group
Medway Council: Design and Conservation
Medway Council: Development Control

Medway Council: Economic Development
Medway Council: Education
Medway Council: Environmental Protection
Medway Council: Green Spaces
Medway Council: Housing
Medway Council: Tourism and Retail
Medway Countryside Forum Chair
Medway Ports
Medway Primary Care Trust
Medway Renaissance
Medway Swale Estuary Partnership
Medway Youth Parliament
Network Rail - Southern Region
Royal Society for the Protection of Birds
South Eastern Trains
Sustrans
The Open Spaces Society
Transport for Medway

Correspondence was also sent to neighbouring landowners inviting comments.

Representatives of the following organisations and departments attended the Temple Waterfront open space workshop on 22 November 2005:

Medway Countryside Forum
Medway Council: Greeenspace
Medway Renaissance
The Open Spaces Society

APPENDIX B: SNCI CITATION

Kent Trust for Nature Conservation

Sites of Nature Conservation Interest

Site reference no: ME 7

Site: River Medway between Cuxton and Temple Marsh

Map reference: TQ 725671

LPA: Medway

Parish: Cuxton

Owner: Private

KTNC Grade: II

Category: Saltings, open water, pasture, scrub, derelict cement works

Area: 94.8 ha/234.25 acres

AONB: No
SLA: No
AHNCV: No
TPO: No
ASSA: No
Grade I/II Agricultural land: No
Scheduled species:
Public rights of way: Part

DESCRIPTION:

A mosaic of grass, scrub habitats with river and mudflats, along north shore of River Medway between Cuxton station and Temple Marsh, has considerable avifauna interest in addition to interesting flora. The pasture is lowlying and brackish, with standing water in winter and several pools and dykes. The grassland is species-poor but hairy buttercup (Ranunculus sardous), sea-spurrey (Spergularia marina), sea clover (Trifolium squamosum) and sea-milkwort (Glaux maritima) betray its salinity. Meadow barley (Hordeum secalinum) and other grasses are present. Water plants include water crowfoot (Ranunculus trichophyllus) fennel pondweed (Potamogeton pectinatus) and sea club-rush (Scirpus maritimus). The narrow strip of saltmarsh with sea aster (Aster tripolium) is an added habitat and sea lavender (Limonium vulgare) is a notable plant.

On the northern side of the road bridge, there is a derelict cement works, very uneven with heaps of chalk spoil and low cliffs. This has become colonised by a mixture of chalk grassland and scrub plants including yellow-wort (Blackstonia perfoliata), slender and common centaury (Centaurium pulchellum and Centaurium erythraea), viper's bugloss (Echium vulgare) and kidney vetch (Anthyllis vulneraria) etc and is likely to be rich in invertebrates. Good numbers of common butterflies and grasshoppers were seen on day of visit.

Chalk scrub on the slope above the low-lying pasture, dominated by hawthorn, dogwood, wayfaring tree etc. gives added diversity to the site.

The site is likely to be important for wintering birds and nightingales, warblers, green woodpecker, yellow wagtail, turtle dove and kingfisher are probable breeding species.

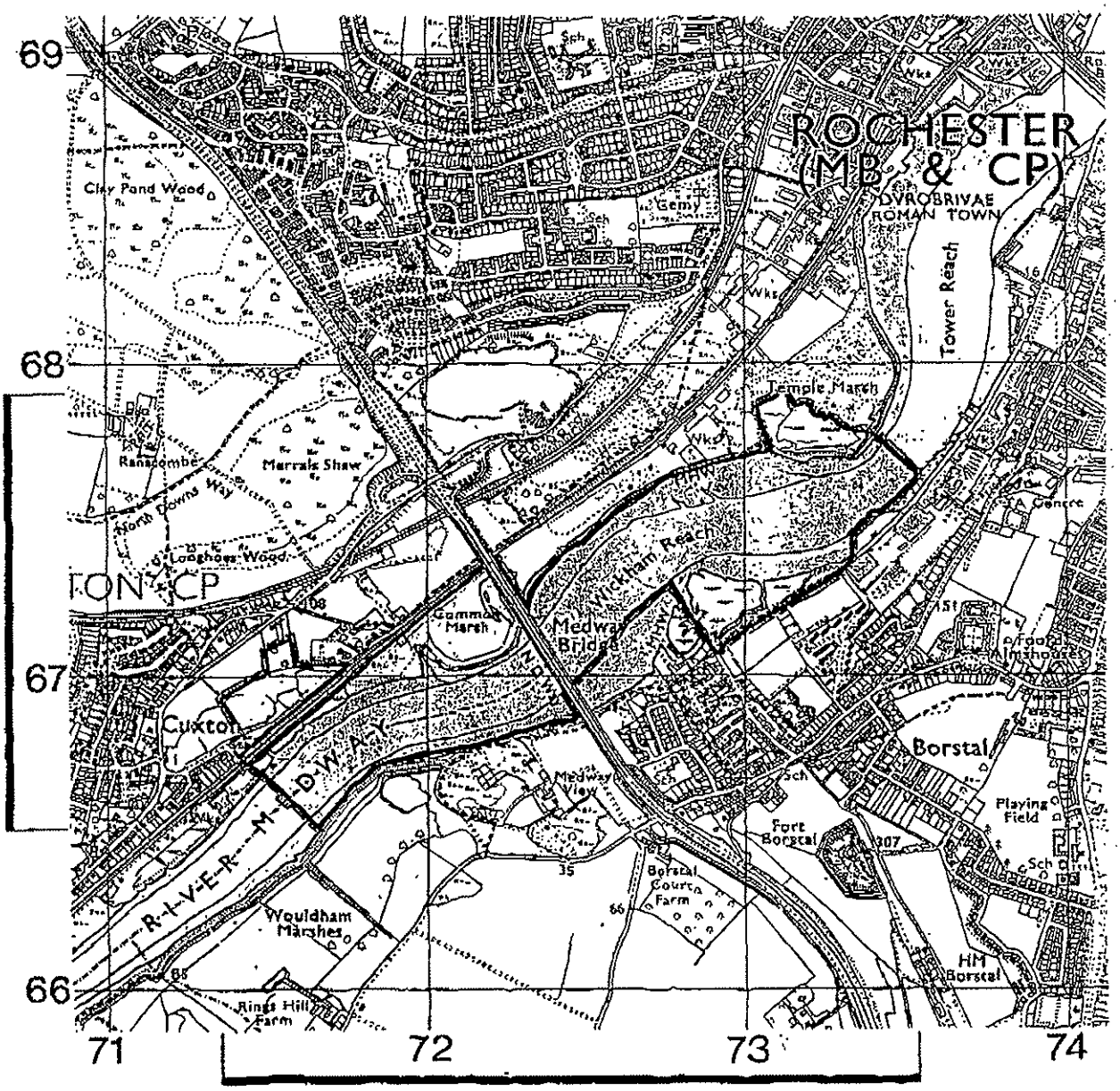
Other sites nearby: (NB: KTNC holds more detailed information)

River Medway & Marshes, Wouldham SNCI
Cobham Woods SSSI

SITES OF NATURE CONSERVATION INTEREST

Site: RIVER MEDWAY BETWEEN CUXTON & TEMPLE MARSH

Map reference: TQ725671



1000 Metres 0 Kilometres 1 2

1000 Yards 0 Miles

Kent Trust for Nature Conservation

north

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